

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on May 7, 2021, to-wit: Mark Purser, A Single Man, As Sole Owner , executed a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee United Wholesale Mortgage, LLC , herein called the Mortgagee, which said mortgage was recorded on May 10, 2021, in Instrument 20210510000231280, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to UNITED SHORE FINANCIAL SERVICES, LLC d/b/a United Wholesale Mortgage, by assignment recorded on April 24, 2023, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in front of the Main Street entrance to the Shelby County Courthouse at Columbiana, Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person or entity conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on November 23, 2025, November 30, 2025, and December 7, 2025, that the hereinafter described property would be sold in front of the Main Street entrance to the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on January 06, 2026, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale signature homebuyers llc, became the purchaser of the hereinafter described property at and for the sum of \$230,000.00, cash, which was the highest, best, and last bid therefore; and

NOW THEREFORE, IN consideration of the premises Mark Purser, A Single Man, As Sole Owner, and UNITED WHOLESAL MORTGAGE, LLC, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact, do hereby grant, bargain, sell and convey unto the said signature homebuyers llc, the following described real property situated in Shelby County, Alabama,

THIS INSTRUMENT PREPARED BY:

Rebekah P. Beal
PADGETT LAW GROUP
6267 Old Water Old Oak Road, Ste 203
Tallahassee FL 32312

Grantee's Address:

1182 Lynch Lake Road
Odenville, AL 35120

Grantors' Address:

1178 Inverness Cove Way
Hoover, AL 35242

Property Address:

1178 Inverness Cove Way
Hoover, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2026 11:44:52 AM
\$261.00 BRITTANI
20260319000079660

Rebekah P. Beal