

SEND TAX NOTICE TO:  
AlaVest LLC  
429 Lorna Square  
Birmingham AL 35216

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, January 14, 2015, Sylvia Isbell Dorough, an unmarried person, executed that certain mortgage on real property hereinafter described to Compass Bank, which said mortgage was recorded in Instrument Number 20150127000028150 in the Office of the Judge of Probate of Shelby County, Alabama; "Mortgagee" and

WHEREAS, in and by said mortgage, the "Mortgagee" was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby, County Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the "Mortgagee" or any person conducting said sale for the "Mortgagee" was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the "Mortgagee" may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said PNC Bank National Association, successor by merger to BBVA USA, formerly known as Compass Bank did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 25, 2025, June 1, 2025 and June 8, 2025; and

WHEREAS, on June 20, 2025, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and PNC Bank National Association, successor by merger to BBVA USA, formerly known as Compass Bank did offer

for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, AlaVest LLC was the highest bidder and best bidder in the amount of Ninety-Five Thousand And 00/100 Dollars (\$95,000.00) on the indebtedness secured by said mortgage, the said PNC Bank National Association, successor by merger to BBVA USA, formerly known as Compass Bank, by and through Tiffany & Bosco, P.A., as attorney for said "Mortgagee", does hereby remise, release, quit claim and convey unto AlaVest LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

From the Northwest corner of the SW 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 1 West, run East along the North boundary of said 1/4 1/4 a distance of 185.19 feet to the Point of Beginning; thence right 91 degrees 13 minutes 28 seconds a distance of 911.28 feet; thence left 122 degrees 39 minutes 18 seconds along the ROW of a paved road a distance of 237.45 feet; thence left 57 degrees 20 minutes 42 seconds a distance of 787.43 feet; thence left 91 degrees 13 minutes 28 seconds a distance of 200.04 feet to the Point of Beginning. Less and except that part occupied by the right of way of said road.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

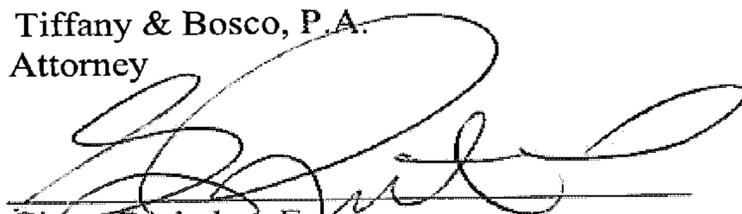
TO HAVE AND TO HOLD the above described property unto AlaVest LLC, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages,

encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, PNC Bank National Association, successor by merger to BBVA USA, formerly known as Compass Bank, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said "Mortgagee" and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 27<sup>th</sup> day of March, 2026

PNC Bank National Association, successor by merger to BBVA USA, formerly known as Compass Bank

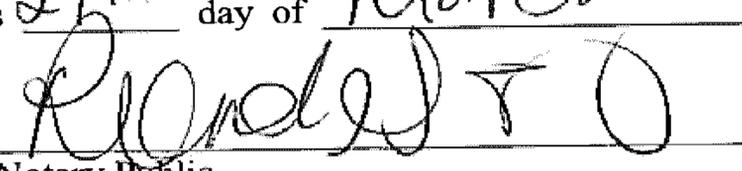
By: Tiffany & Bosco, P.A.  
Its: Attorney

By:   
Ginny Rutledge, Esq.

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for PNC Bank National Association, successor by merger to BBVA USA, formerly known as Compass Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said "Mortgagee".

2026 Given under my hand and official seal on this 27<sup>th</sup> day of March,  


Notary Public

My Commission Expires: \_\_\_\_\_

**MY COMMISSION EXPIRES 03/28/2027**

This instrument prepared by:  
Ginny Rutledge, Esq.  
TIFFANY & BOSCO, P.A.  
2501 20<sup>th</sup> Place South  
Suite 300  
Homewood, Alabama 35223  
TB File No.: 25-04196-PN-AL



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Sylvia Isbell Dorough  
PNC Bank National Association,  
successor by merger to BBVA  
USA, formerly known as  
Compass Bank

Grantee's Name Alavest LLC

Mailing Address c/o PNC Bank, National  
Association  
  
3232 Newmark Drive  
Miamisburg, OH 45342

Mailing Address 429 Lorna Square  
Birmingham, AL 35216

Property Address 1046 County Road 39, Chelsea,  
AL 35043

Date of Sale June 20, 2025

Total Purchase Price \$95,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale

Appraisal

Sales Contract

Other Foreclosure Bid Price

Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/16/25

Print P. Andrew Benefield

Unattested  
 (verified by)

Sign [Signature]  
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/31/2026 10:43:36 AM  
\$128.00 BRITTANI  
20260331000092620

Allie S. Boyd