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Shelby Cnty Judge of Probate, AL  
04/02/2026 10:16:07 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Ryan E. Morgan, Esq.  
Kudulis, Reisinger, & Price, LLC  
P.O. Box 653, Birmingham, AL 35201

## **AMENDED MORTGAGE FORECLOSURE DEED**

**WHEREAS**, default having been made in the terms of the mortgage and real estate note, executed on the 21<sup>st</sup> day of June, 2011 by FLOYD C. SRYGLEY (now deceased) and wife (now widow), ANNE M. SRYGLEY, as Mortgagor, in favor of WINSOUTH CREDIT UNION (f.k.a. Landmark Credit Union – has since merged with WINSOUTH CREDIT UNION) as Mortgagee, original mortgage recorded in the Office of the Judge of Probate of SHELBY County, on June 30<sup>th</sup>, 2011 (Inst. # 20110630000190380), which mortgage was, together with the indebtedness, secured thereby and the note evidencing same; and

**WHEREAS**, said mortgage by its terms provided that if the Mortgagor failed to pay the indebtedness secured by said mortgage, according to the terms of said mortgage, that the whole indebtedness secured thereby would, at the option of the Mortgagee or any assignee or transferee of the Mortgagee, with appropriate notice, become immediately due and payable and subject to foreclosure; and

**WHEREAS**, said mortgage by its terms authorized and empowered the Mortgagee, or any assignee or transferee of the Mortgagee, in case of default in the payment of the indebtedness secured by said mortgage, to sell said real estate, in the county where said real estate is located, at public outcry, for cash, to the highest bidder after giving notice of the time, place, and terms if the sale by publication once a week for three consecutive weeks prior to the sale in a newspaper of general circulation published in the county where said real estate is located; and

**WHEREAS**, said mortgage by its terms provided that the Mortgagee, or any assignee or transferee of the Mortgagee, may bid at the sale and purchase said real estate, if the highest bidder therefore; and

**WHEREAS**, default was made in the payment in the indebtedness secured by the mortgage and the Mortgagee did declare all the indebtedness secured by the mortgage due and payable, and did give due and proper notice of the foreclosure of the mortgage and the sale of said real estate by sending a notice of mortgage foreclosure by stating the time, place and the terms of sale together with a description of the real estate to be sold to each Mortgagor by regular mail at Mortgagor's last known address, and by publishing in a newspaper of general circulation in the county where said real estate is located, for three consecutive weeks prior to sale, a notice of mortgage foreclosure sale stating time, place and terms of sale together with a description of the real estate to be sold, all in compliance with applicable law and terms of sale together with a description of the real estate to be sold, all in compliance with applicable law and the terms of said mortgage and the power of sale contained in said mortgage, and proper notice was given by publication in *The Shelby County Reporter* a newspaper of general circulation published in SHELBY County, Alabama, in its issues published on **September 14<sup>th</sup>, 21<sup>st</sup>, and 28<sup>th</sup>, 2025**; and

**WHEREAS**, on the **21<sup>st</sup> day of October, 2025**, the day on which the sale was due to be held, in accordance with said mortgage and Notice of Foreclosure, the foreclosure sale was duly and properly conducted at the appropriate courthouse door considered the front or main door to the courthouse, of the county where the mortgaged land or a substantial and material part thereof, is located (SHELBY), during the legal hours of sale (11AM – 4PM, central standard time), and the Mortgagee, by and through the undersigned, its duly authorized agent and auctioneer, then and there did offer for sale and sell at public outcry, for cash, to the highest bidder, said real estate; and

**WHEREAS**, the highest and best bid obtained for said real estate was the bid of ALLIANCE WEALTH BUILDERS, INC., in the amount of NINETY-TWO THOUSAND FOUR HUNDRED EIGHTY-FIVE AND 00/100 DOLLARS (**\$92,485.00**), and said real estate was thereupon sold to T&H MITCHELL PROPERTIES (DELAWARE), LLC, as nominee for ALLIANCE WEALTH BUILDERS, INC., in fee simple; and

**WHEREAS**, the said mortgage by its terms expressly authorized and empowered the Mortgagee or any assignee or transferee thereof, through its duly authorized agent or auctioneer in the case sale under the power of sale contained in said mortgage, to execute to the proper purchaser at the sale pursuant to foreclosure, a deed to said real estate; and



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WHEREAS, the undersigned was the duly authorized agent and auctioneer for the Mortgagee to conduct the sale and was the person conduction the sale; and

WHEREAS, the previously recorded Foreclosure Deed recorded in the Office of the Judge of Probate of SHELBY County, on October 27th, 2025 (Inst. #20251027000327840), referenced the incorrect purchaser, and Mortgagee wishes to correct the purchaser name.

NOW, THEREFORE, in consideration of the premises, and of a best bid for CASH obtained for said real estate being the bid of ALLIANCE WEALTH BUILDERS, INC., in the amount of NINETY-TWO THOUSAND FOUR HUNDRED EIGHTY-FIVE AND 00/100 DOLLARS (\$92,485.00), on the indebtedness secured by said mortgages, the Mortgagee, by and through the undersigned, its duly authorized agent and auctioneer conducting the sale, does hereby GRANT, BARGAIN, SELL, and CONVEY unto ALLIANCE WEALTH BUILDERS, INC., in fee simple, the highest bidder at said sale, the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 34, Block 5, Green Valley, 4th Sector, as recorded in Map Book 7, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

With a physical address of: 307 Fran Lane, Alabaster, AL 35007 (Shelby County, AL)

TO HAVE AND TO HOLD the above-described property unto said highest bidder, its successors and assigns, forever, subject, however, to all easements and restrictions of record and the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This conveyance is made subject to any and all liens, easements, encumbrances, restrictions, reservations and rights of way, of any kind whatsoever, either known or unknown, including without limitation those appearing of record affecting the above-described property. The subject property is conveyed AS-IS, WHERE-IS. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of the State of Alabama and the United States of America, and including all rights of redemption pursuant to any unpaid tax liens, state or federal, currently encumbering said property.

IN WITNESS THEREOF, WINSOUTH CREDIT UNION, by and through Kyra D. Perkins, its duly authorized agent, attorney in fact, and auctioneer, has executed this instrument on this, the 23 day of March, 2026.

By: Kyra Perkins  
Kyra D. Perkins, Esq.,  
Agent, Attorney for Mortgagee, & Auctioneer

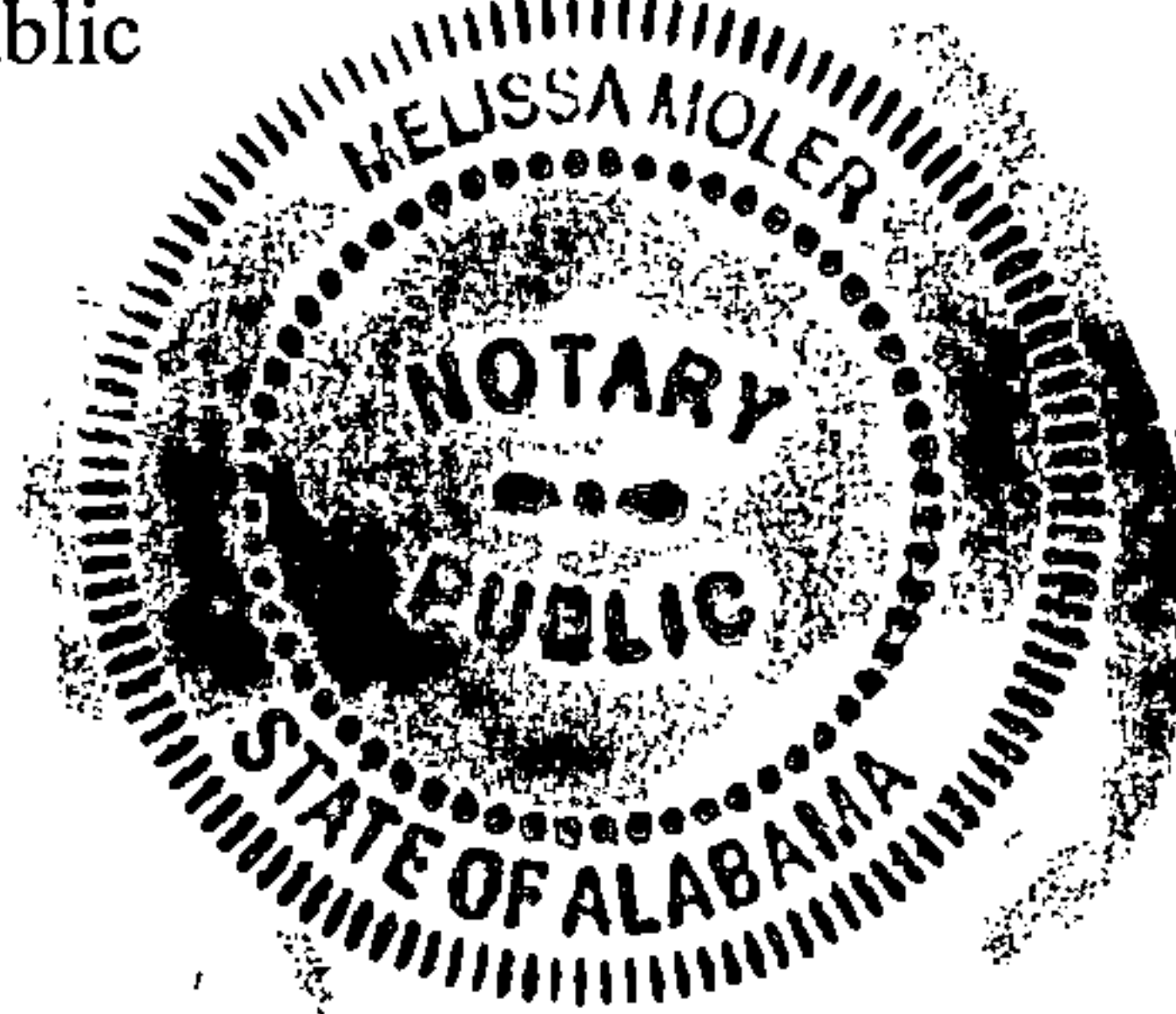
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certifies Kyra D. Perkins, Esq., who is the Agent, Attorney in fact, and Auctioneer for Mortgagee, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Agent, Attorney in fact, and Auctioneer for Mortgagee, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of March, 2026.

My Commission expires  
June 7, 2026

Melissa Moler  
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name WinSouth Credit Union
Mailing Address 110 South 26th Street
Gadsden, AL 35904

Grantee's Name
Mailing Address Alliance Wealth Builders, Inc.
1876 Rosemont Lane
Birmingham, AL 35243

Property Address 307, Fran Lane
Alabaster AL 35007
Shelby County

Date of Sale October 21, 2025
Total Purchase Price \$92,485.00
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 winning bid at non-judicial foreclosure auction
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.



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Instructions

Grantor's name and mailing address - provide the name of the person or persons to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 03-20-26

Print Kyra Perkins

Unattested (verified by)

Sign Kyra Perkins (Grantor/Grantee/Owner/Agent) circle one