

SEND TAX NOTICE TO:
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209

20190408000111840
04/08/2019 08:27:19 AM
DEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of March, 2013, Lynn Wiggins, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for FirstBank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20130327000127030, said mortgage having subsequently been transferred and assigned to U.S. BANK NATIONAL ASSOCIATION, by that instrument recorded in Instrument Number 20150305000068220, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 U.S. BANK NATIONAL ASSOCIATION 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 February 13, 2019, February 20, 2019 and February 27, 2019; and

WHEREAS, on March 11, 2019 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 U.S. BANK NATIONAL ASSOCIATION 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 \$94,431.00 on the indebtedness secured by said mortgage, the said U.S. BANK NATIONAL ASSOCIATION, by and through Lansing Skidmore as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell 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: LOT 48, ACCORDING TO THE SURVEY OF ENCLAVE PHASE 1, AS RECORDED IN MAP BOOK 38, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto Alavest, LLC its successors/heirs and assigns, 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 aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. BANK NATIONAL ASSOCIATION has caused this instrument to be executed by and through Lansing Skidmore, as auctioneer conducting said sale for said Transferee, and said Lansing Skidmore, as said auctioneer, has hereto set its hand and seal on this 27th day of March, 2019.

U.S. BANK NATIONAL ASSOCIATION

By: Lansing Skidmore
Its: Auctioneer

By: [Signature]

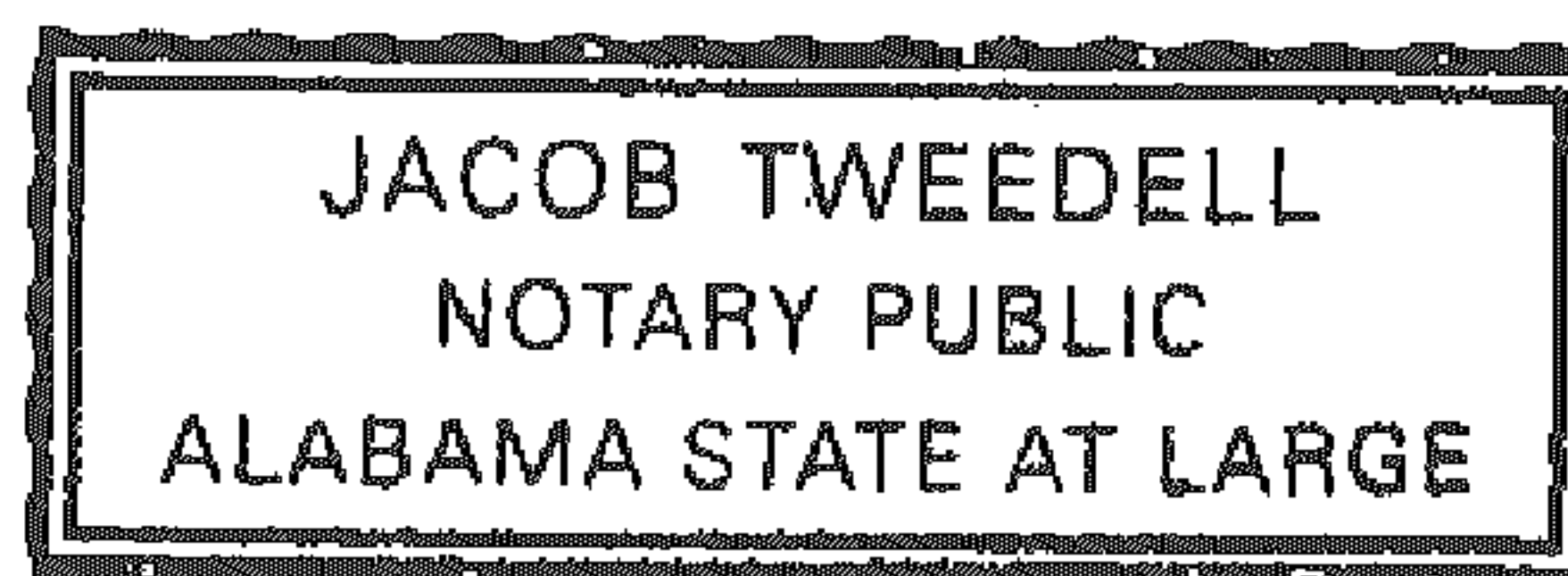
STATE OF Alabama)
COUNTY OF DeKalb)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lansing Skidmore whose name as auctioneer of Auction.com, a corporation, acting in its capacity as auctioneer for U.S. BANK NATIONAL ASSOCIATION, 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 the conveyance, he/she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 27th day of March, 2019.

[Signature]
Notary Public
My Commission Expires: 8-21-22

This instrument prepared by:
Sady D. Mauldin
Albertelli Law
One Independence Plaza, Suite 416
Birmingham, AL 35209
18-032509



Real Estate Sales Validation Form

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

Grantor's Name Lynn Wiggins
 Mailing Address 625 Enclave Ln
Calera, AL 35040

Grantee's Name AlaVest LLC
 Mailing Address 429 Lorna Square
Hoober AL 35216

Property Address 625 Enclave Ln
Calera, AL 35040

Date of Sale 3-11-19
 Total Purchase Price \$ 94,431.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest 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 4-5-19

Print Heather Reeves

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/08/2019 08:27:19 AM
 S117.50 CHERRY
 20190408000111840

Heather Reeves

Form RT-1