

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
wife
COUNTY OF SHELBY)

Virgil G. Wells and Cheryl C. Dermody Wells, husband and

KNOW ALL MEN BY THESE PRESENTS: That Virgil G. Wells and Cheryl C. Dermody Wells, husband and wife did, on to-wit, the January 19, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., which mortgage is recorded in Instrument Number at 20100126000025330 on January 26, 2010, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust as reflected by instrument recorded in Instrument Number, 20210611000285650 and Instrument Number, 20210611000285660 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 30, 2021, June 6, 2021, June 13, 2021; and

WHEREAS, on the June 30, 2021, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust acting by and through Sandra Upton did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Alavest LLC, in the amount of Two Hundred Thousand Dollars and No Cents (\$200,000.00), which sum the said US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said Alavest LLC, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of Two Hundred Thousand Dollars and No Cents (\$200,000.00), cash, the said Virgil G. Wells and Cheryl C. Dermody Wells, husband and wife, acting pursuant to the authority granted under the said mortgage to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto Alavest LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF RUSSET BEND, AS RECORDED IN MAP BOOK 11, PAGE 52 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, has caused this instrument to be executed by LOGS Legal Group LLP, as auctioneer and attorney conducting said sale and in witness whereof LOGS Legal Group LLP, has executed this instrument in his capacity as such auctioneer on this the June 30, 2021.

Virgil G. Wells and Cheryl C. Dermody Wells, husband and wife
Mortgagors

By: US Bank Trust National Association, Not In Its Individual
Capacity But Solely As Owner Trustee For VRMTG Asset Trust
Mortgagee or Transferee of Mortgagee

By: LOGS Legal Group LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: Andrew Vining

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

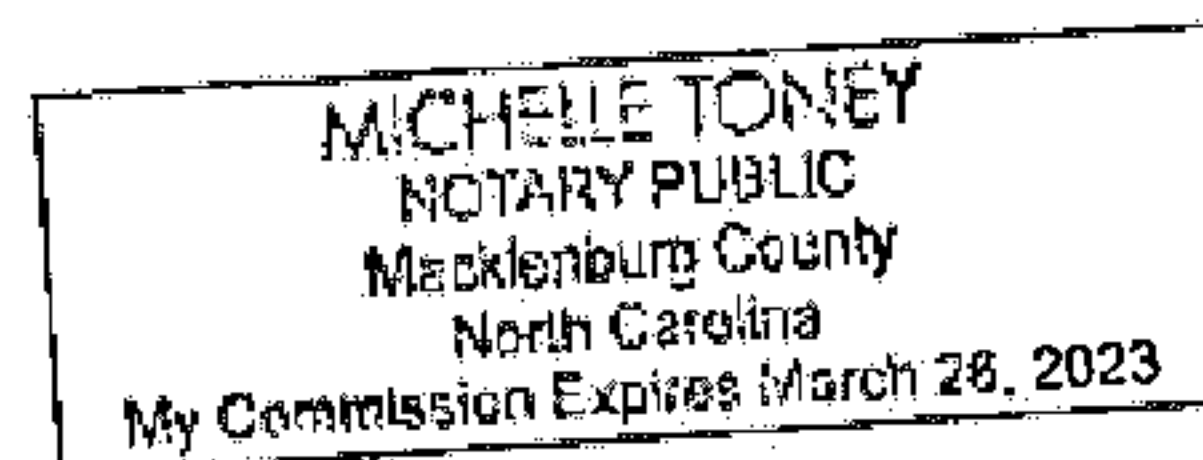
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Andrew Vining, whose name as agent for LOGS Legal Group LLP is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for LOGS Legal Group LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this July 7, 2021.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
Sharon Marie Davis
LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
21-020335



Real Estate Sales Validation Form

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

Grantor's Name Virgil G. Wells
 Mailing Address Cheryl C. Dermody Wells
568 Russet Bend Dr.
Hoover, AL 35244

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

Property Address 568 Russet Bend Dr.
Hoover, AL 35244

Date of Sale 6/30/2021

Total Purchase Price \$ 200,000.00

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 _____

☐ 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.

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 7/23/2021

Print Audra Aaron Smith

Unattested

Sign Audra Aaron Smith

(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
 07/27/2021 09:45:04 AM
 \$228.00 CHERRY
 20210727000361830

Print Form

Form RT-1

Audra S. Bayl