



20131219000486290 1/3 \$66.50
Shelby Cnty Judge of Probate, AL
12/19/2013 02:39:22 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

225 Heath Dr, 35242

Margaret Ashley Booth, a single woman

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Margaret Ashley Booth, a single woman did, on to-wit, the September 25, 2008, execute a mortgage to American General Financial Services of Alabama, Inc., which mortgage is recorded in Instrument # at 20080929000384360 on September 29, 2008, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. 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 July 17, 24 and 31, 2013; and

WHEREAS, on the December 2, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:20 o'clock a.m./p.m. between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc. 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 Forty-Six Thousand Two Hundred One Dollars and No Cents (\$46,201.00), and said property was thereupon sold to the said, 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;

NOW, THEREFORE, in consideration of the premises and of Forty-Six Thousand Two Hundred One Dollars and No Cents (\$46,201.00), cash, the said Margaret Ashley Booth, a single woman, acting by and through the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., by Nicholas Cillo, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., by Nicholas Cillo, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Nicholas Cillo, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Alavest, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 225, according to the survey of Cambrian Wood Condominium, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama, and also as established by Declaration of Condominium by-laws and amendments thereto as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama; and amended by Misc. Book 13, Page 2; Misc Book 13, Page 4 and Misc Book 13, Page 344 in said Probate Office together with an undivided interest in the common elements as set forth in said declaration.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

TO HAVE AND TO HOLD the above described property unto Alavest, LLC, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Springleaf Financial Services of Alabama, Inc., formerly known as American General Financial Services of Alabama, Inc., has caused this instrument to be executed by Nicholas Cillo, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Nicholas Cillo, has executed this instrument in his capacity as such auctioneer on this the December 2, 2013.

Margaret Ashley Booth, a single woman
Mortgagors

Springleaf Financial Services of Alabama, Inc., formerly known as
American General Financial Services of Alabama, Inc.
Mortgagee or Transferee of Mortgagee

By *Nicholas Cillo*
Nicholas Cillo, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Nicholas Cillo, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of 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 such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.


Given under my hand and official seal this December 3, 2013.

Traci Sellers
NOTARY PUBLIC

MY COMMISSION EXPIRES:

12/18/14

Instrument prepared by:
MATTHEW ZACHARY PHELAN
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
13-002847


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Shelby County, AL 12/19/2013
State of Alabama
Deed Tax: \$46.50

Real Estate Sales Validation Form

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

Grantor's Name AMERICAN GENERAL Grantee's Name ALAVEST, LLC
Mailing Address A.K.A. SPRINGLEAF FINANCIAL Mailing Address 130 41 ST. SOUTH
SUITE 101
BIRMINGHAM, AL 35222

Property Address 225 HEATH DR. Date of Sale 12/2/13
BIRMINGHAM, AL 35242 Total Purchase Price \$ 46,201.00
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 12/19/13

Print JAGTAR

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

