

THIS INSTRUMENT PREPARED BY :

Karen Maxcy
RCO Legal, P.C.
1587 Northeast Expressway
Atlanta, Georgia 30329


20141009000318620 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
10/09/2014 10:22:58 AM FILED/CERT

RETURN TO:

Alavest, LLC
130 41st Street, South
Suite 101
Birmingham, AL 35222

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on 11/7/2001, Jesse D. Holsomback III a/k/a Jesse Donald Holsomback and wife, Elizabeth H. Holsomback a/k/a Elizabeth Harlin Holsomback and, **Party of the First Part**, executed a certain mortgage to **McGowin & King Mortgage, LLC, party of the second part** which said mortgage is recorded in Instrument No. 2001-49661, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Cenlar FSB, in Instrument No. 2001-49661; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Cenlar FSB did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 11/13/2013, 11/20/2013, 11/27/2013; and

WHEREAS, on December 5, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Alavest, LLC. in the amount of **FORTY SIX THOUSAND, SEVEN HUNDRED SEVENTY EIGHT DOLLARS AND FORTY SIX CENTS (\$46,778.46)**; and said property was thereupon sold to Alavest, LLC.; and

WHEREAS, Reed Hudson conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and FORTY SIX THOUSAND, SEVEN HUNDRED SEVENTY EIGHT DOLLARS AND FORTY SIX CENTS (\$46,778.46), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Alavest, LLC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 53, Block 1, according to the Survey of Cahaba Valley Estates Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20090914000349880

TO HAVE AND TO HOLD the above described property unto Alavest, LLC , subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Jesse D. Holsomback III a/k/a Jesse Donald Holsomback and wife, Elizabeth H. Holsomback a/k/a Elizabeth Harlin Holsomback and , and Cenlar FSB, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 5th day of December, 2013.

BY: 

AS: Auctioneer and Attorney-in-fact

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reed Hudson 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2013..


NOTARY PUBLIC
My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:
ATTN:
Alavest, LLC
130 41st Street, South
Suite 101
Birmingham, AL 35222

Grantor's Name: Jesse D. Holsomback, III
Elizabeth H. Holsomback
Grantor's Address: 912 Colesbury Circle
Pelham, AL 35124
Grantee's Nam: AlaVest, LLC
Grantee's Address: 429 Lorna Square
Hoover, AL 35216
Property Address: 912 Colesbury Circle
Pelham, AL 35124
Date of Sale: September 25, 2014
Total Purchase Price: \$46,778.46
Evidenced By: Other - Foreclosure Bid Price