

Grantors: Youngran Scarborough 117 Hayesbury Lane Pelham, AL 35124 Grantee: ALAVEST, LLC 429 Lorna Square Hoover, AL 35216	Property Address: 117 Hayesbury Lane Pelham, AL 35124 Date of Sale: September 3, 2014 Total Purchase Price: \$73,000.00 Purchase Price Verification: See deed below
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This instrument prepared by:
 NAJJAR DENABURG, P. C.
 2125 Morris Avenue
 Birmingham, AL 35203

Send tax notice to:
 ALAVEST, LLC
 429 Lorna Square
 Hoover, AL 35216

FORECLOSURE DEED

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: April 27, 2010, Youngran Scarborough, an unmarried person, mortgagor, executed a certain mortgage to COMPASS BANK which said mortgage is recorded in Instrument #20100430000133740, in the Office of the Judge of Probate of Shelby County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said COMPASS BANK did declare all of the indebtedness secured by 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 August 13, 20, and 27, 2014; and,

WHEREAS, on September 3, 2014, 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 said COMPASS BANK did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title

and interest in 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 Seventy-Three Thousand and 00/100 Dollars (\$73,000.00) which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to ALAVEST, LLC; and,

WHEREAS, Karen G. Knowlton, agent and attorney-in-fact for COMPASS BANK, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the 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 the credit of Seventy-Three Thousand and 00/100 Dollars (\$73,000.00), Youngran Scarborough, mortgagor, by and through the said Karen G. Knowlton, agent and attorney-in-fact for COMPASS BANK, does grant, bargain, sell and convey unto the said ALAVEST, LLC, all of its rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Final Plat of Hayesbury, Phase 3, as recorded in Map Book 30, Page 138, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said ALAVEST, LLC, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said COMPASS BANK, by Karen G. Knowlton, agent and attorney-in-fact for COMPASS BANK, as auctioneer conducting said sale, has caused these presents to be executed on this, the 3rd day of September, 2014.

BY: Karen G. Knowlton
Karen G. Knowlton, agent and attorney-in-fact for
COMPASS BANK, as Auctioneer

Karen G. Knowlton
Karen G. Knowlton, as Auctioneer conducting
said sale

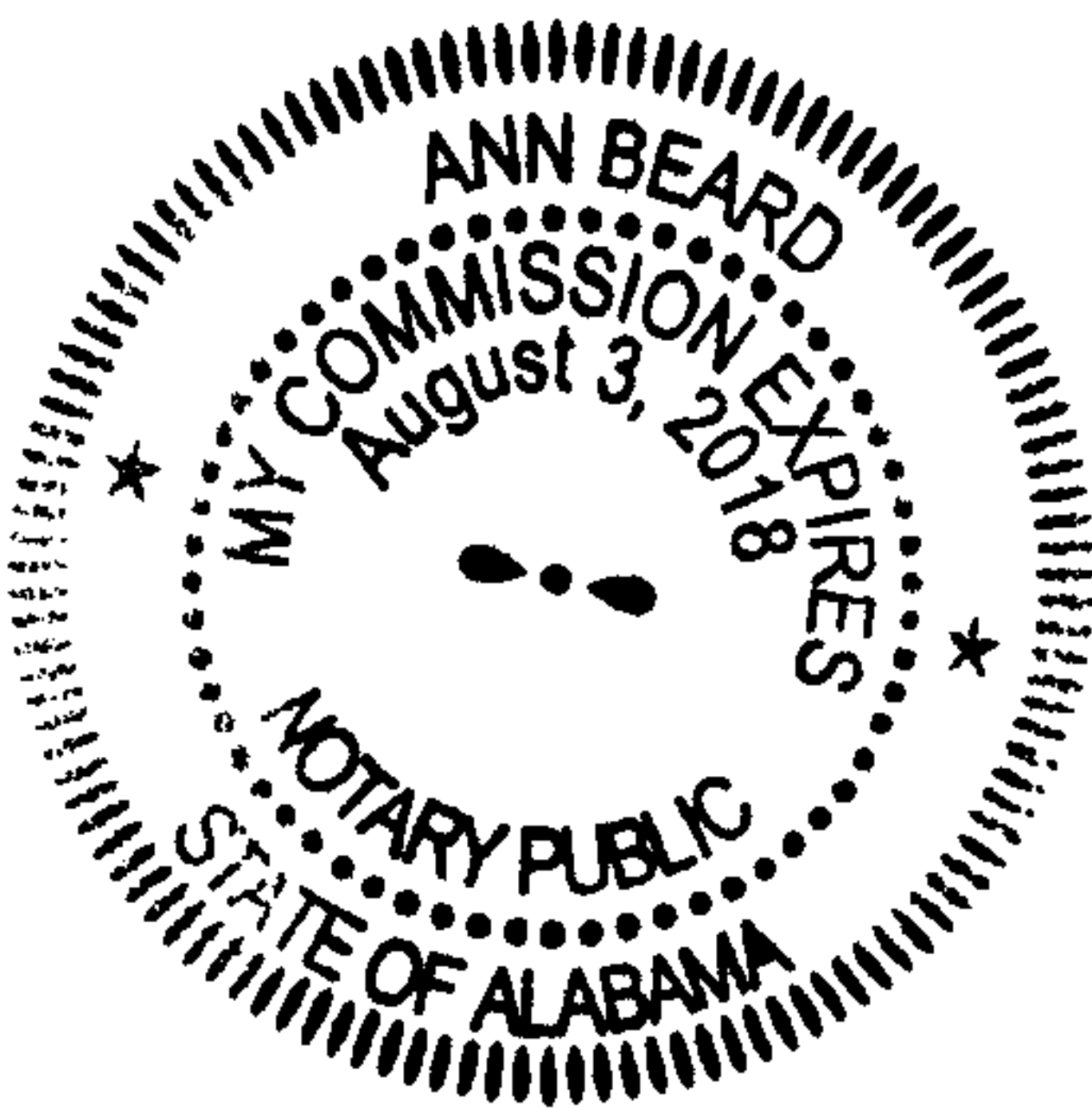
THE STATE OF ALABAMA


JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen G. Knowlton, whose name as agent and attorney-in-fact for COMPASS BANK, as auctioneer conducting said sale, 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 this conveyance, she, in her capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of September, 2014.

Ann Beard
Notary




20150107000007350 3/4 \$96.00
Shelby Cnty Judge of Probate, AL
01/07/2015 01:03:33 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Youngman Scarborough, h
Mailing Address 117 Hayesbury Ln
Pelham AL 35124

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

Property Address 117 Hayesbury Lane
Pelham AL 35124

Date of Sale 9-3-14

Total Purchase Price \$ 73,000.

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 _____

Print Jeff Tatum

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150107000007350 4/4 \$96.00
Shelby Cnty Judge of Probate, AL
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