

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby

KNOW ALL PERSONS BY THESE PRESENTS: That JONATHAN WAYNE CHANCE, a single man, did, on to-wit, October 29th, 2009, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Superior Bank, which mortgage is recorded in Instrument No. 20091130000439990, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to BANK OF AMERICA, N.A. by instrument recorded in Instrument No. 20140314000070890 in aid Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said BANK OF AMERICA, N.A. 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, in its issues of June 11, 18 and 25, 2014; and

WHEREAS, on July 8th, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and BANK OF AMERICA, N.A. did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, 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 the said ALAVEST, LLC in the amount of FIFTY TWO THOUSAND FIVE HUNDRED FORTY ONE and 00/100ths (\$52,541.00) DOLLARS, which sum the said ALAVEST, LLC 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 said sale and purchase said property, if the highest bidder therefor, 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 a credit of FIFTY TWO THOUSAND FIVE HUNDRED FORTY ONE and 00/100ths (\$52,541.00) DOLLARS, on the indebtedness secured by said mortgage, the said JONATHAN WAYNE CHANCE, acting by and through the said BANK OF AMERICA, N.A. by Reed Hudson, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BANK OF AMERICA, N.A. by Reed Hudson as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Reed Hudson 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:

Lot 3, Block 1, according to the Survey of Wooddale, First Sector, as recorded in Map Book 5, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama.

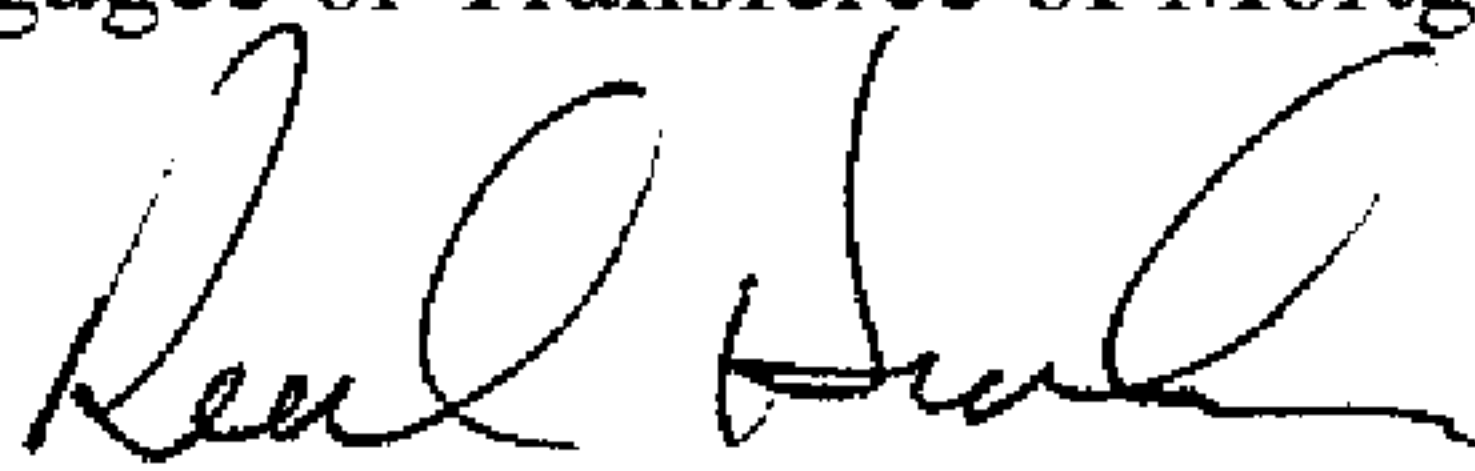
TO HAVE AND TO HOLD THE above-described property unto the said ALAVEST, LLC forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said BANK OF AMERICA, N.A. has caused this instrument to be executed by Reed Hudson as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Reed Hudson has executed this

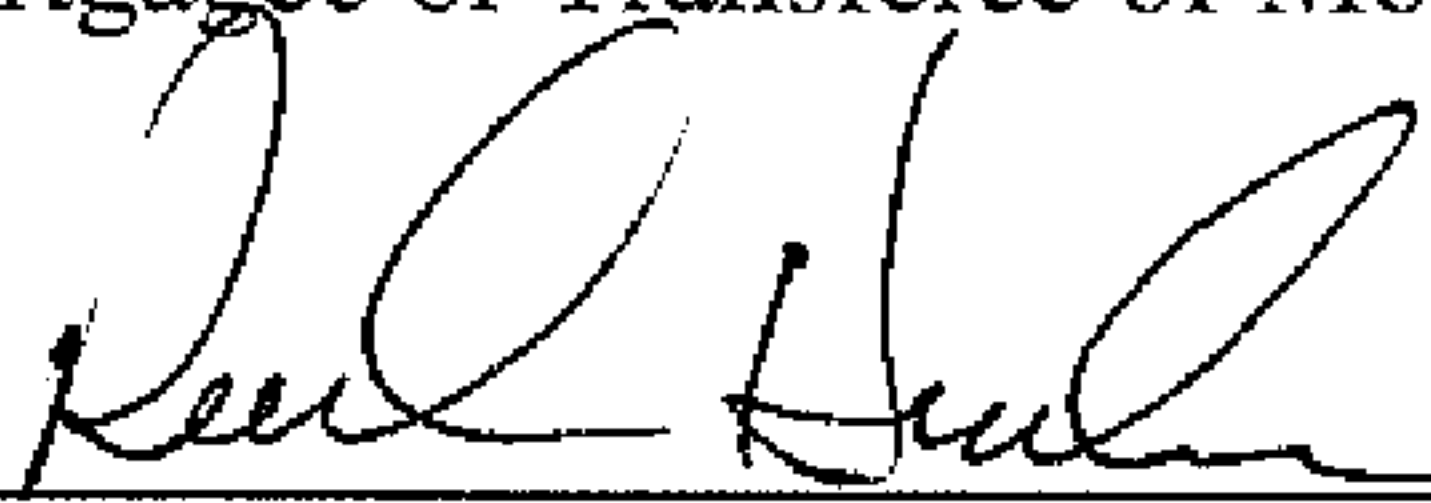
instrument in his/her capacity as such auctioneer on this the 8th day of July, 2014.

JONATHAN WAYNE CHANCE
Mortgagors

By: BANK OF AMERICA, N.A.
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of
Mortgagee

BANK OF AMERICA, N.A.
Mortgagee or Transferee of Mortgagee

By: 
As Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

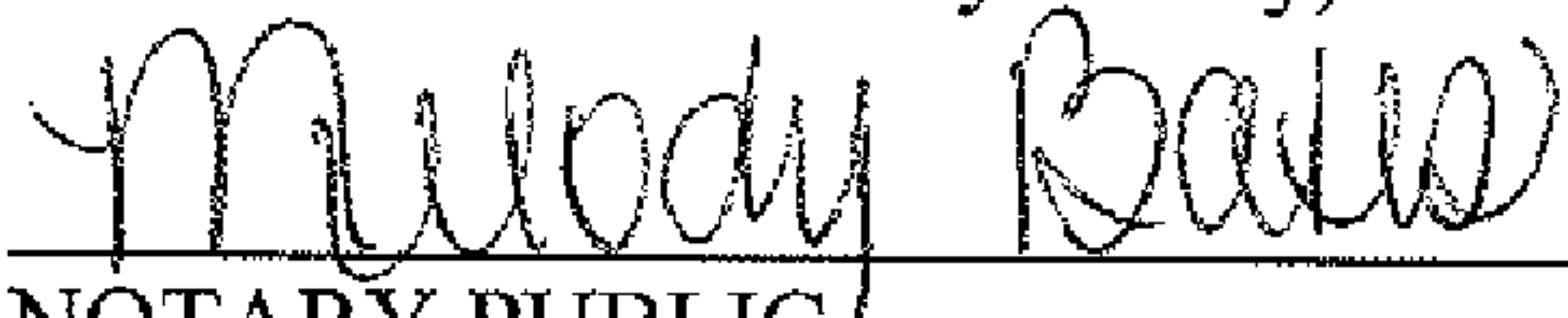

As Auctioneer and the person conducting said sale for the Mortgagee
or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Cullman

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Reed Hudson, 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/she, in his/her 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 the same bears date.

Given under my hand and official seal this the 8th day of July, 2014.


NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/15

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Send Tax notice to:
Grantee's Address:
429 Lorna Square
Hoover, AL 35216

Grantor: Bank of America, N. A.
Address: c/o Pierce Ledyard. P.C., P. O.Box 161389, Mobile, AL 36616
Grantee: AlaVest, LLC
Address: 429 Lorna Square, Hoover, AL 35216
Property Address: 1814 Tecumseh, Circle, Pelham, AL 35124
Date of Sale: July 8, 2014
Purchase Price: \$52,541.00
Evidenced By: Foreclosure Bid Price



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/19/2015 08:37:36 AM
\$70.00 CHERRY
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