

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

FV-I, Inc. in trust for Morgan Stanley
Mortgage Capital Holdings LLC
8742 Lucent Blvd.
STE 300
Highlands Ranch, CO 80129

GRANTOR

Mateo M. Melendez
Cherene Melendez
4005 BELVEDERE CT
BIRMINGHAM, AL 35242

GRANTEE

FV-I, Inc. in trust for Morgan Stanley
Mortgage Capital Holdings LLC
8742 Lucent Blvd.
STE 300
Highlands Ranch, CO 80129

Property Address: 4005 BELVEDERE CT, BIRMINGHAM, AL 35242

Purchase Price: \$215,000.00 ***Mortgagee credit***

Sale Date: September 22, 2015

20150923000333420

09/23/2015 01:25:48 PM

FCDEEDS 1/4

STATE OF ALABAMA
COUNTY OF SHELBY

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on December 8, 2006, Mateo M. Melendez and Cherene Melendez, husband and wife, executed a certain mortgage on the property hereinafter described to NETWORK FUNDING, L.P., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20061214000609960; and subsequently transferred and assigned to WELLS FARGO BANK, N.A., and said assignment being recorded in Instrument Number, 20130214000064440; and subsequently transferred and assigned to HSBC BANK USA, NA, and said assignment being recorded in Instrument Number, 20130214000064450; and subsequently transferred and assigned to FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, and said assignment being recorded in Instrument Number, 20150810000275860; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms

thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC (“Transferee”) 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of September 2, 2015, September 9, 2015, September 16, 2015; and

WHEREAS, on September 22, 2015, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned

mortgage was the bid of FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, in the amount of \$215,000.00, which sum of money FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC offered to credit on the indebtedness secured by said mortgage, and the said FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, by and through Michael Lindsey, as attorney for said FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, the following described property situated in Shelby County, Alabama, to-wit:

LOT 58, ACCORDING TO THE SURVEY OF FINAL MAP OF BELVEDERE COVE, PHASE II, AS RECORDED IN MAP BOOK 35, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property to FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC and its successors and assigns; 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.

IN WITNESS WHEREOF, FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 22nd day of September, 2015.

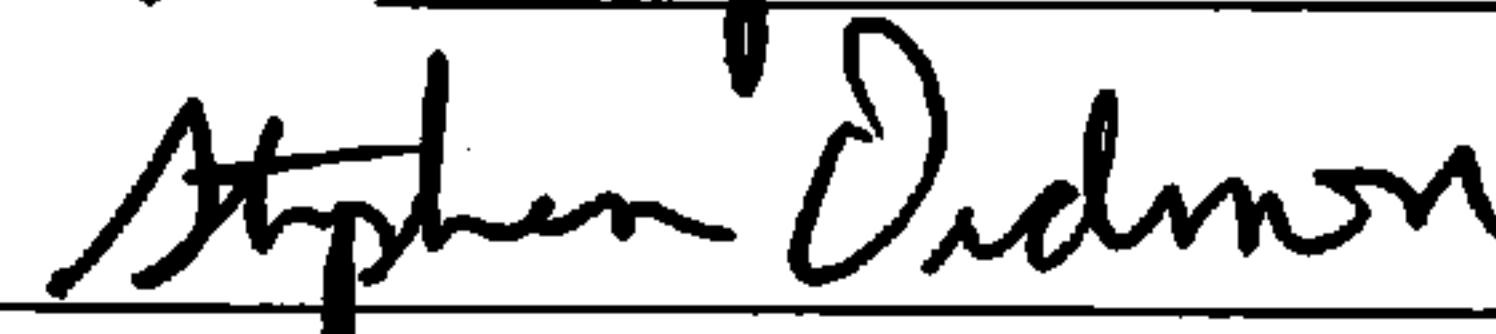
FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC

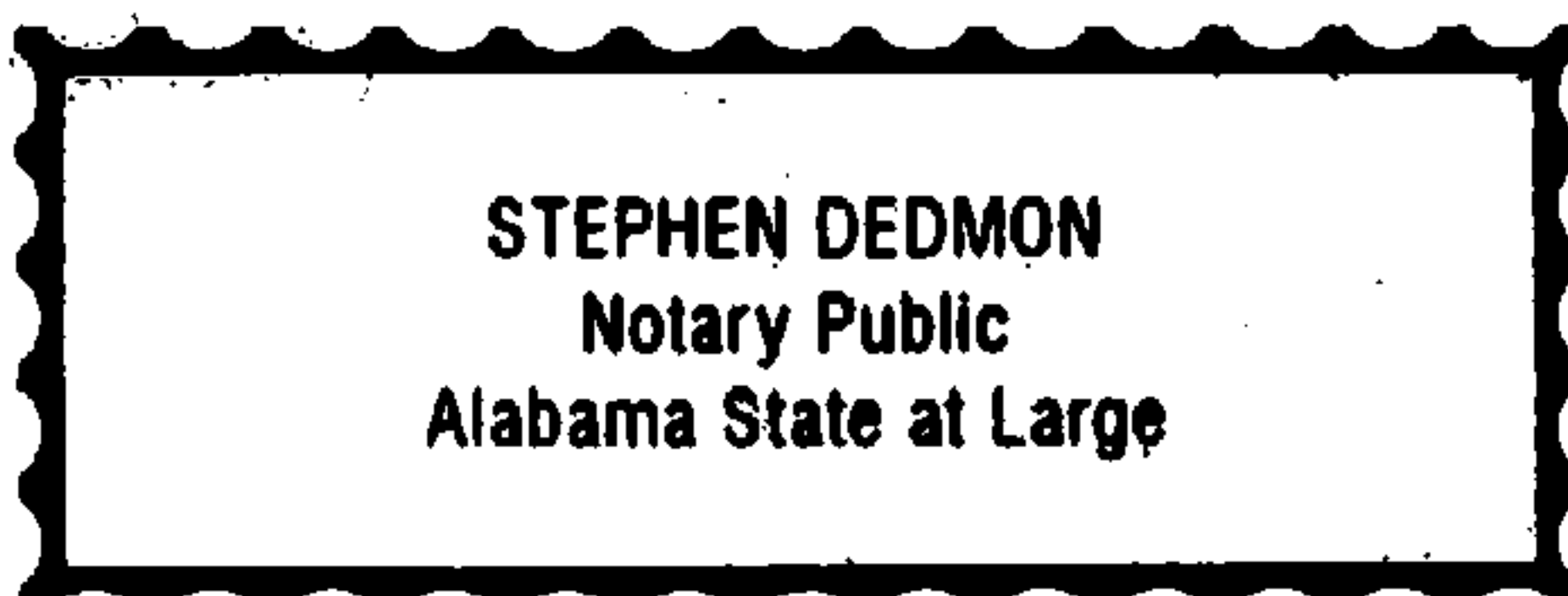
By: 
Michael Lindsey, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, 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, as such attorney for FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 22nd day of September, 2015.


Notary Public
My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/23/2015 01:25:48 PM
\$26.00 CHERRY
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