

AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, JONATHAN J. GIESLER and PAMELA M. GIESLER, husband and wife executed a mortgage to Mortgage Electronic Registration Systems, Inc., (MERS) acting solely as nominee for Lender, Compass Bank and Lender's successors and assigns dated May 5, 2005, and Recorded in Instrument Number 20050511000226840 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently assigned to Bank of America, N.A. by instrument recorded in Instrument Number 20140617000182950 of said Probate Court Records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on July 29, August 5 & August 12, 2015; fixing the time of the sale of said property to be during the legal hours of sale on the 24th day of August, 2015, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 24th day of August, 2015, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **ALAVEST, LLC** was the highest and best bidder and did become the purchaser of the real property hereinafter described for a bid of **\$74,294.00**. The said Bank of America, N.A., by and through April Clark as auctioneer, and as its attorney-in-fact, and Jonathan J. Giesler & Pamela M. Giesler by April Clark, as auctioneer under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **ALAVEST, LLC**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

**LOT 34, ACCORDING TO THE SURVEY OF KINGWOOD, AS  
RECORDED IN MAP BOOK 6, PAGE 40, IN THE OFFICE OF  
THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**PROPERTY ADDRESS: 1449 King George Dr. Alabaster, Alabama  
35007**

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **ALAVEST, LLC**, the purchaser at said sale, its successors and assigns, forever; 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, and any and all ad valorem taxes due or assessed.

**IN WITNESS WHEREOF**, the said Bank of America, N.A., and Jonathan J. Giesler & Pamela M. Giesler, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale as of the 24th day of August, 2015.

BANK OF AMERICA, N.A. and JONATHAN J.  
GIESLER & PAMELA M. GIESLER

BY: April Clark  
April Clark  
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that April Clark, whose name as attorney-in-fact and auctioneer for Bank of America, N.A., and Jonathan J. Giesler & Pamela M. Giesler 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, she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 3rd day of Sept,  
2015.

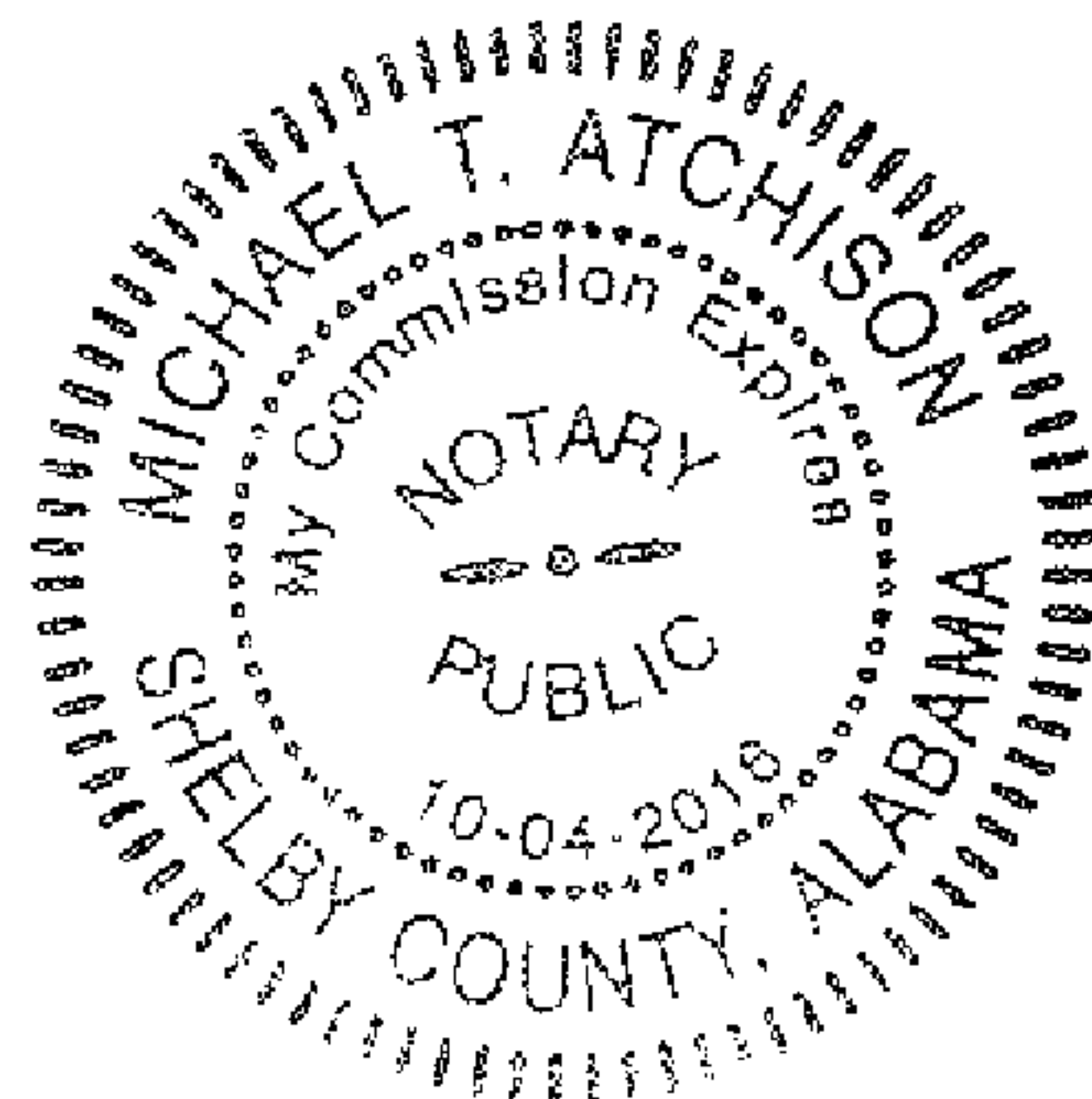
Michael T. Atchison  
NOTARY PUBLIC  
My Commission Expires: 10-04-16

**GRANTEE'S ADDRESS:**

ALAVEST, LLC  
429 Lorna Square  
Hoover, AL 35216

**GRANTOR'S ADDRESS:**

Jonathan J. Giesler & Pamela M. Giesler  
514 Blackwell Dr  
Parrish, AL 35580



**This instrument prepared by:**

Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172  
2474-13840



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/18/2015 12:33:40 PM  
\$95.50 JESSICA  
20151218000431960

James W. Fuhrmeister