

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

) Debra J DuBose, an unmarried woman
)

KNOW ALL MEN BY THESE PRESENTS: That Debra J DuBose, an unmarried woman did, on to-wit, the December 27, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Professionals, Inc., which mortgage is recorded in Instrument # at 20070108000009010 on January 8, 2007, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Wells Fargo Bank, NA as reflected by instrument recorded in Instrument #, 20151013000357770 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Wells Fargo Bank, NA 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, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 16, 2015; December 23, 2015; December 30, 2015; and

WHEREAS, on the January 11, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:05 o'clock a.m.(p.m.), between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank, NA did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse 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 Alavest, LLC, in the amount of Sixty-Eight Thousand Five Hundred Dollars and No Cents (\$68,500.00), and said property was thereupon sold to the said Alavest, LLC, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 Sixty-Eight Thousand Five Hundred Dollars and No Cents (\$68,500.00), cash, the said Debra J DuBose, an unmarried woman, acting by and through the said Wells Fargo Bank, NA, by Susie Nailen, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, NA, by Susie Nailen, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and _ Susie Nailen, 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 138, according to the Survey of Rosburg Townhomes, as recorded in Map Book 36, Page 18, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Alavest, LLC, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Wells Fargo Bank, NA, has caused this instrument to be executed by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Susie Nailen, has executed this instrument in his capacity as such auctioneer on this the January 11, 2016.

Debra J DuBose, an unmarried woman
Mortgagors

Wells Fargo Bank, NA
Mortgagee or Transferee of Mortgagee

By Susie Nailen
Susie Nailen, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Susie Nailen, 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, in his 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 that bears that same date.

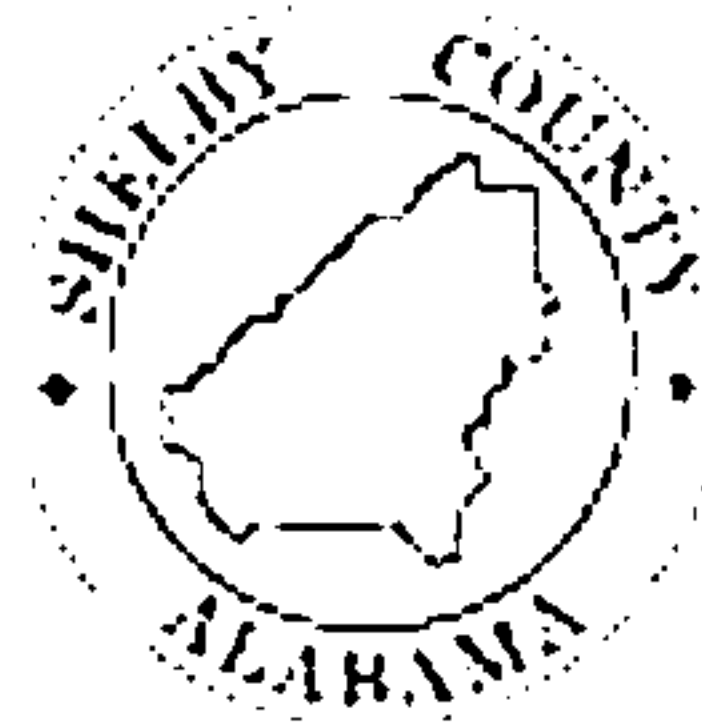
Given under my hand and official seal this January 21, 2016.

Kim N. Smith
NOTARY PUBLIC

KIM N. SMITH
NOTARY PUBLIC

MY COMMISSION EXPIRES: ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/5/17

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
15-008804



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2016 10:18:50 AM
\$88.50 DEBBIE
20160216000047990

James W. Fuhrmeister

Grantor's Name: Wells Fargo Bank, NA
Grantor's Address:
c/o Shapiro and Ingle, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

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

Evidenced By Foreclosure Bid Price.