


SEND TAX NOTICE TO:  
FCI Lender Services, Inc.  
FCI Lenders Services  
8180 East Kaiser Blvd.  
Anaheim Hills, CA 92808

  
20160406000111670 1/4 \$111.00  
Shelby Cnty Judge of Probate, AL  
04/06/2016 12:46:17 PM FILED/CERT

STATE OF ALABAMA                    )  
  
SHELBY COUNTY                        )

Shelby County, AL 04/06/2016  
State of Alabama  
Deed Tax: \$85.00

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of September, 2000, Calvin Boyd and spouse, Sandra White Boyd, executed that certain mortgage on real property hereinafter described to Sebring Capital Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2000-33451, said mortgage having subsequently been transferred and assigned to Livermore Valley Investments, LLC, by instrument recorded in Instrument Number 20110826000252370, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Livermore Valley Investments, LLC did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 24, 2016, March 2, 2016, and March 9, 2016; and



WHEREAS, on March 30, 2016, 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 conducted, and Livermore Valley Investments, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Livermore Valley Investments, LLC; and

WHEREAS, VinMak RE Holdings 10, LLC was the highest bidder and best bidder in the amount of Eighty-Five Thousand And 00/100 Dollars (\$85,000.00) on the indebtedness secured by said mortgage, the said Livermore Valley Investments, LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto VinMak RE Holdings 10, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of the Southwest quarter of the Southeast quarter of Section 35, Township 21 South, Range 3 West more particularly described as follows:

Begin at the Southeast corner of the Southwest quarter of the Southeast quarter of Section 35, Township 21 South, Range 3 West and run Westerly along the South side of the said quarter-quarter for 1318.10 feet, to a point on the East side of State Highway Number 119, then turn an angle of 87 degrees 53 minutes to the right and run Northerly along the East side of the said highway, for 420.00 feet to the NW corner of the Moore Cemetery tract, then turn an angle of 92 degrees 07 minutes to the right and run Easterly along the North side of the said Moore Cemetery tract for 420.00 feet; thence continue along the same line for 589.78 feet to the point of beginning; then continue along the same line for 300.00 feet; then turn an angle of 93 degrees 17 minutes 41 seconds to the left and run Northerly for 75.12 feet; then turn an angle of 86 degrees 42 minutes 19 seconds to the left and run westerly for 300.00 feet; then turn an angle of 93 degrees 17 minutes 41 seconds to the left and run Southerly for 75.12 feet back to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto VinMak RE Holdings 10, LLC its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.



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IN WITNESS WHEREOF, Livermore Valley Investments, LLC, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 31 day of March, 2016.

Livermore Valley Investments, LLC

By: Red Mountain Title, LLC  
Its: Auctioneer

By: Stan  
Stanley Fowler, Auctioneer

STATE OF ALABAMA )

JEFFERSON COUNTY )

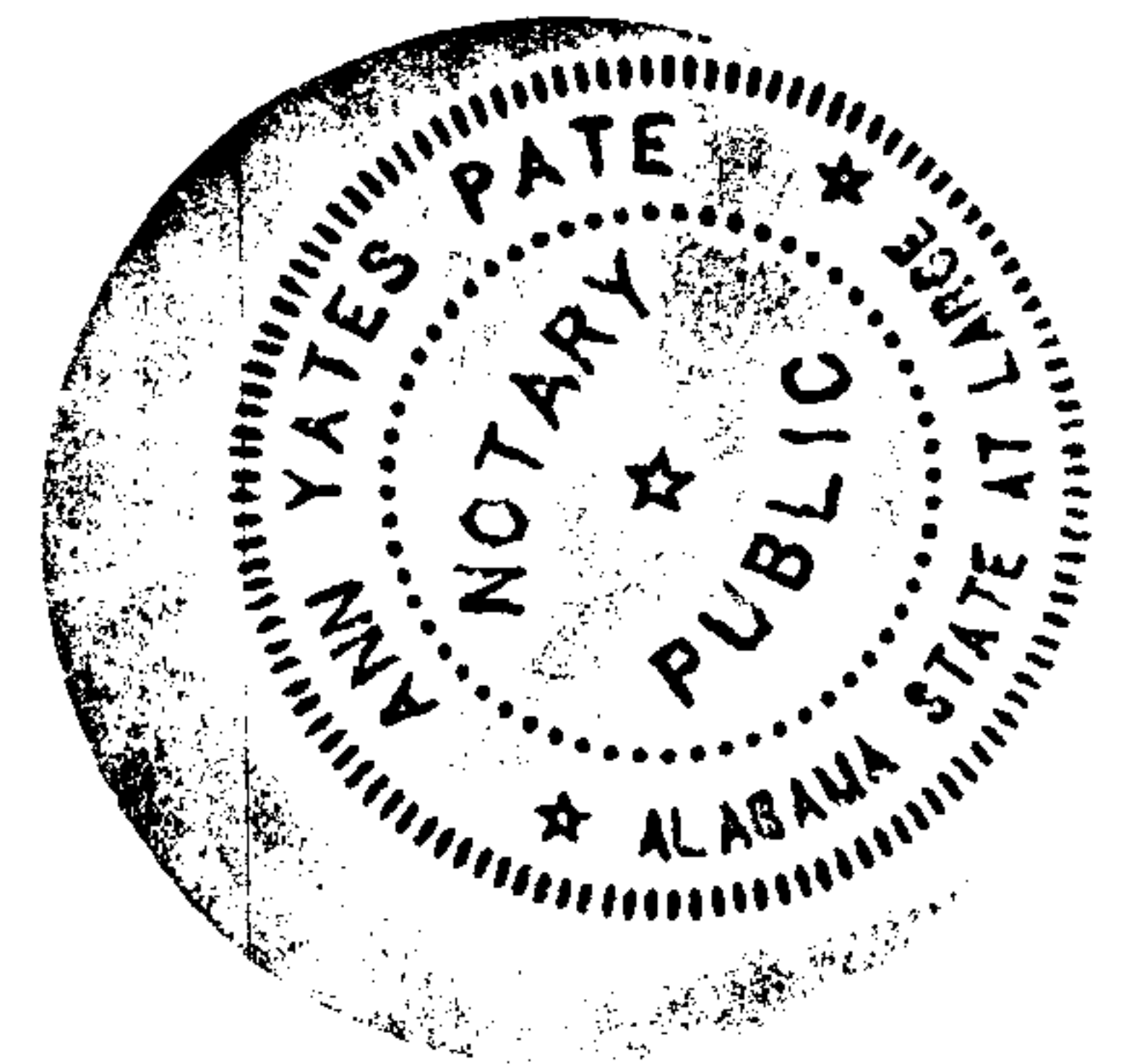
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Livermore Valley Investments, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 31 day of March, 2016.

Ann Yates Pate  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 27, 2019

This instrument prepared by:  
Elizabeth Loefgren  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

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Real Estate Sales Validation Form

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

Grantor's Name Livermore Valley Investments,  
LLC  
Mailing Address c/o FCI Lender Services, Inc.  
FCI Lenders Services  
8180 East Kaiser Blvd.  
Anaheim Hills, CA 92808

Grantee's Name Livermore Valley Investments,  
LLC  
Mailing Address c/o FCI Lender Services, Inc.  
FCI Lenders Services  
8180 East Kaiser Blvd.  
Anaheim Hills, CA 92808

Property Address 204 White Road  
Montevallo, AL 35115

Date of Sale 03/30/2016

Total Purchase Price \$85,000.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 3/30/16

Print Bryan Howell, Foreclosure Specialist

☐ Unattested

(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



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