

STATE OF ALABAMA)
COUNTY OF SHELBY)

20161121000426620
11/21/2016 10:09:34 AM
FCDEEDS 1/2

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on March 27, 2012, to-wit: Jesse Charles, unmarried, executed a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for CitiBank, N.A., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on May 25, 2012, in Instrument No. 20120525000186350, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to CitiMortgage, Inc., by assignment recorded October 18, 2013 in Instrument No. 20131018000414940, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the August 10, 2016, August 17, 2016, and August 24, 2016, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on September 13, 2016, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **ALAVEST, LLC**, became the purchaser of the hereinafter described property at and for the sum of \$25,166.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Rocket City Title Co., Inc., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by CitiMortgage, Inc.;

NOW THEREFORE, IN consideration of the premises Jesse Charles, unmarried, and CitiMortgage, Inc., both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **ALAVEST, LLC**, the following described real property situated in Shelby County, Alabama, 7489 Highway 155, Montevallo, AL 35115, but in the event of a discrepancy, the legal description shall control to-wit:

Parcel of land situated in Southwest 1/4 of Section 7, Township 24 North, Range 13 East, described as follows: Begin at the center of the Southwest 1/4 of said Section 7 and proceed in a Southeasterly direction along a line making an angle of 17 degrees 57 minutes to the left from the West side of Southeast 1/4 of Southwest 1/4 of said Section 7, a distance of 496.4 feet to a point on the Southwest right of way of paved highway for the point of beginning of said tract; thence at an angle to the left of 11 degrees 09 minutes and along said right of way a distance of 150.0 feet; thence at an angle of 90 degrees 00 minutes to the right a distance of 208.7 feet; thence at an angle of 90 degrees 00 minutes to the right a distance of 150.0 feet; thence at an angle to the right of 90 degrees 00 minutes a distance of 208.7 feet to the point of beginning as metes and bounds property.

TO HAVE AND TO HOLD unto the said **ALAVEST, LLC**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **ALAVEST, LLC**, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Jesse Charles, unmarried, and CitiMortgage, Inc., have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Jesse Charles, unmarried and CitiMortgage, Inc.

BY: Rocket City Title Co., Inc.

ITS: Auctioneer and Attorney-in-Fact

BY:

Rebekah P. Beal

STATE OF ALABAMA

COUNTY OF

Madison

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Rebekah P. Beal, whose name as auctioneer of Rocket City Title Co., Inc., acting in its capacity as auctioneer and attorney-in-fact for Jesse Charles, unmarried, and CitiMortgage, Inc., 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 14th day of September, 2016.

Rhiannon Malone
Notary Public

My Commission Expires: 11-26-17

THIS INSTRUMENT PREPARED BY:

ROBERT J. WERMUTH/anp

Stephens Millirons, P.C.

P.O. Box 307

Huntsville, Alabama 35804

Send Tax Notice to:

Grantees Address:

Alavest, LLC

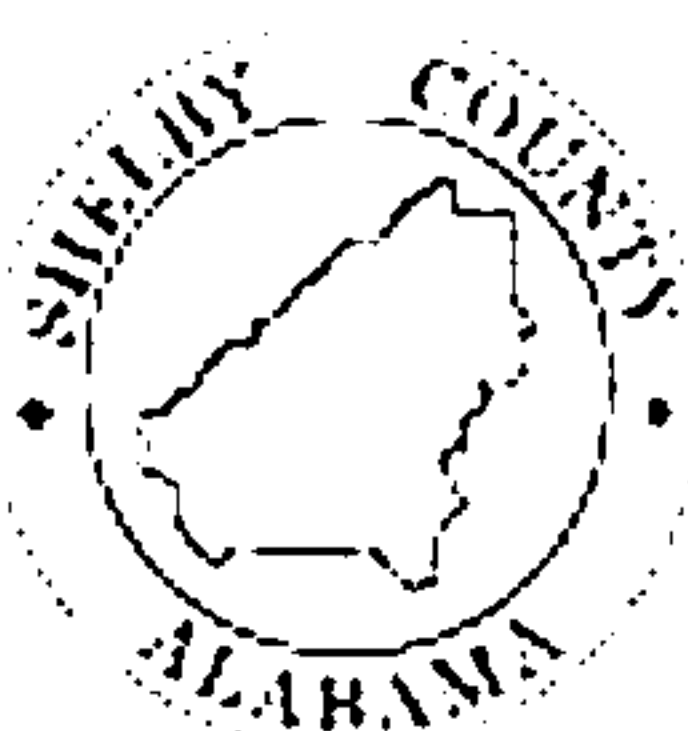
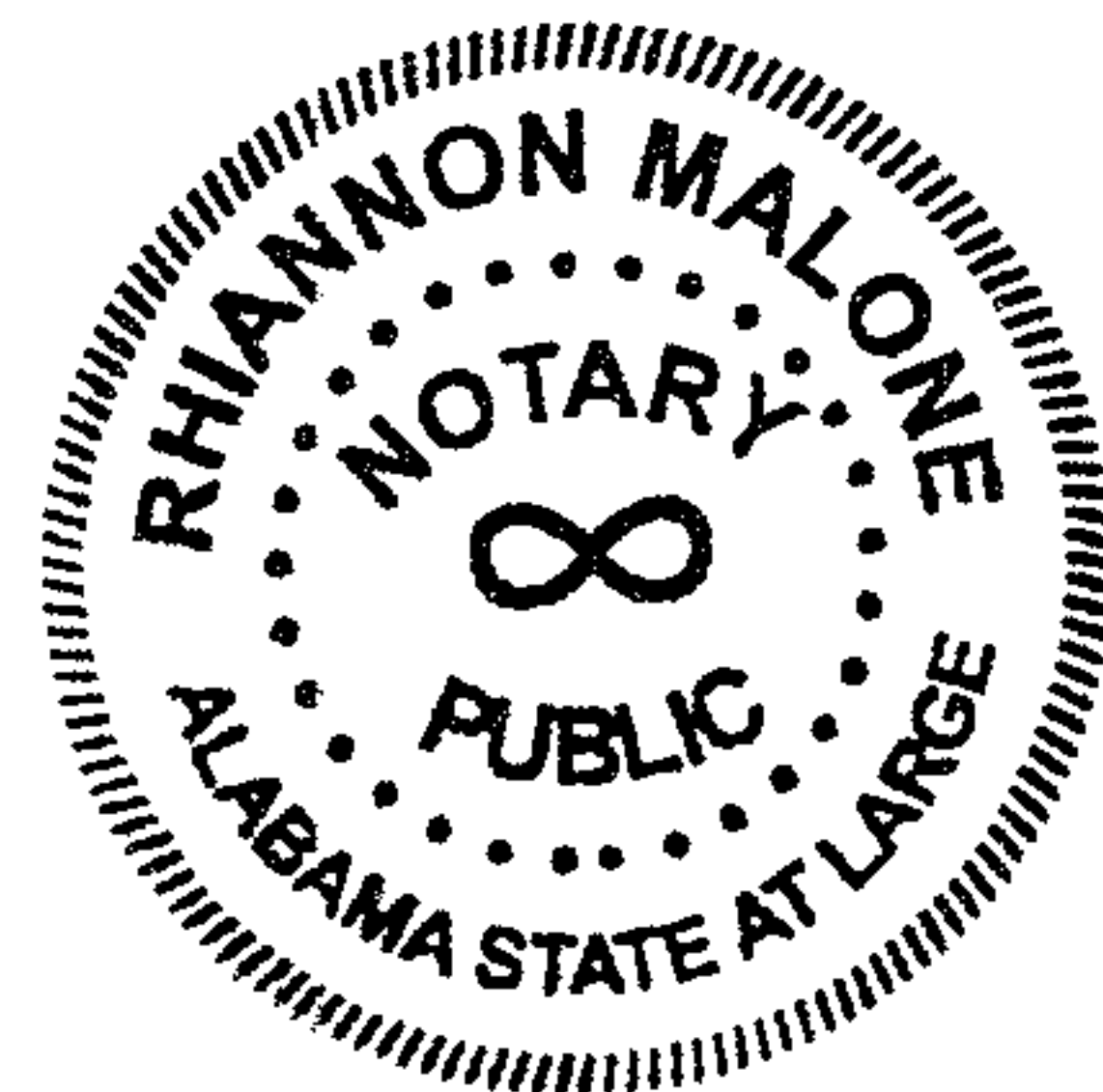
429 Lorna Square

Hoover, AL 35216

Grantors Address:

7489 Highway 155

Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/21/2016 10:09:34 AM
\$45.50 JESSICA
20161121000426620

[Signature]