

MORTGAGE FORECLOSURE DEED

**20170221000060180
02/21/2017 08:07:24 AM
FCDEEDS 1/2**

STATE OF ALABAMA)
COUNTY OF SHELBY)

Lori Brown Crain and David Crain, wife and husband

KNOW ALL MEN BY THESE PRESENTS: That Lori Brown Crain and David Crain, wife and husband did, on to-wit, the October 18, 2013, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Homusa, Inc DBA Foundation Financial Group, A Corporation, which mortgage is recorded in Instrument 20131024000421350 on October 24, 2013, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred Wells Fargo Bank, NA.

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 August 3, 2016 and August 10, 2016 and August 17, 2016; and

WHEREAS, on the January 25, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:27 o'clock a.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-Six Thousand Eight Hundred Eighty-One Dollars and No Cents (\$66,881.00), 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-Six Thousand Eight Hundred Eighty-One Dollars and No Cents (\$66,881.00), cash, the said Lori Brown Crain and David Crain, wife and husband, acting by and through the said Wells Fargo Bank, NA, by John Robison, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, NA, by John Robison, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and John Robison, 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 4, Block 3 according to the Survey of the Southwind, First Sector as recorded in Map Book 6, Page 72, Shelby County, Alabama Records.

Being the same property conveyed from Phillip M. Lichiyter and Mary Lisa Lichiyter, husband and wife to Lori W. Crain and David Crain, husband and wife, as joint tenants with rights of survivorship, by Warranty Deed, dated 8/10/2004, recorded on 8/18/2004 in Instrument # 20040818000463030, in the Office of the Judge of Probate 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 John Robison, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said John Robison, has executed this instrument in his capacity as such auctioneer on this the January 28, 2017.

Lori Brown Crain and David Crain, wife and husband
Mortgagors

Wells Fargo Bank, NA
Mortgagee or Transferee of Mortgagee

By

John Robison
John Robison, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that John Robison, 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.

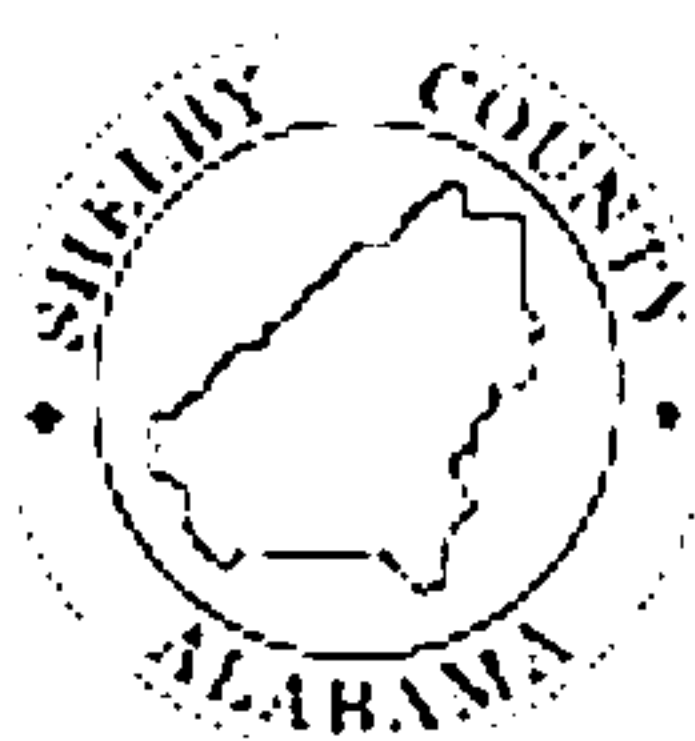
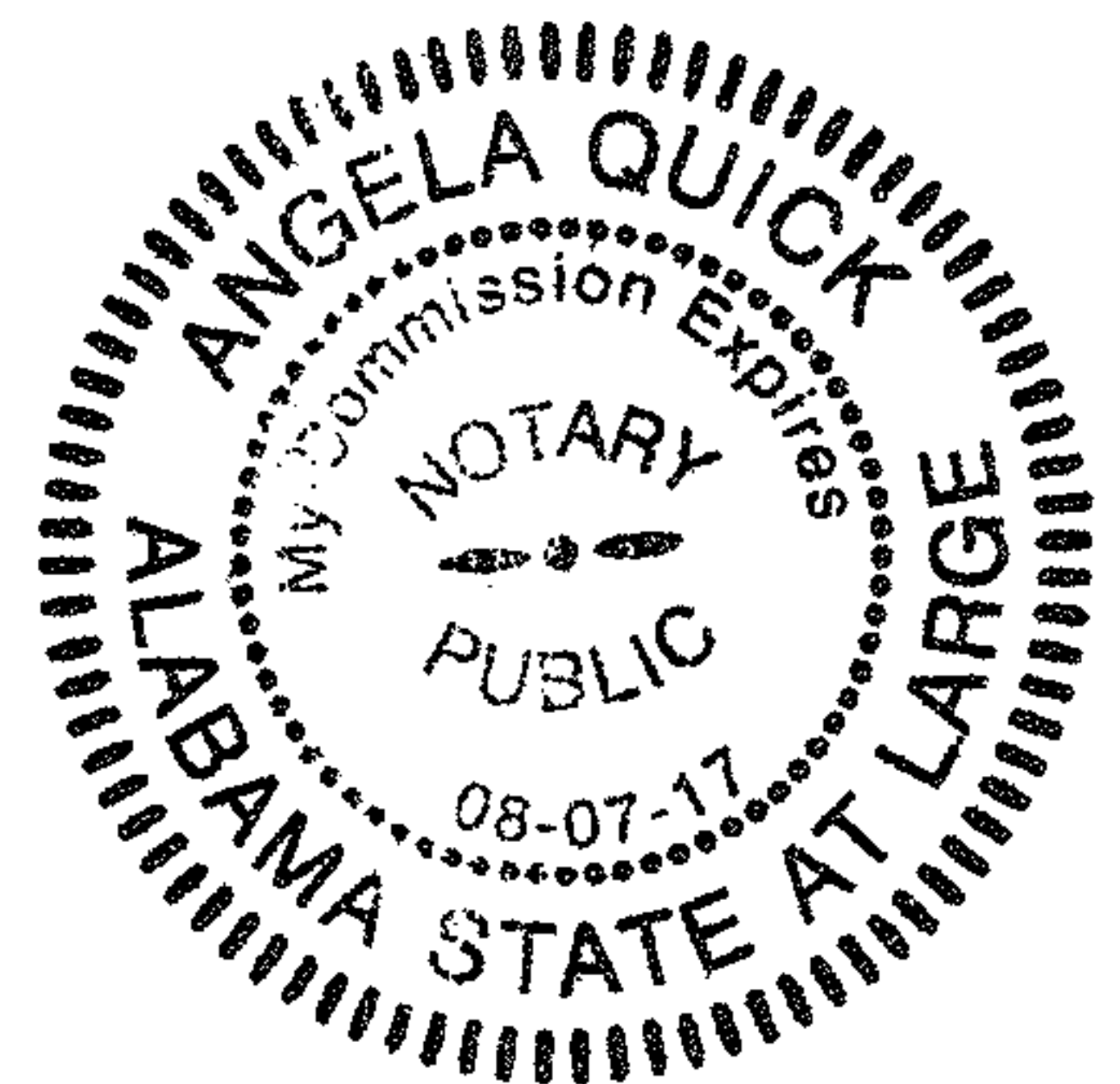
Given under my hand and official seal this January 28, 2017.

Angela Quick
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 7, 2017

Instrument prepared by:

Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
16-009540



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/21/2017 08:07:24 AM
\$85.00 CHERRY
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John Robison