

THIS INSTRUMENT PREPARED BY :

Keith Eady
RCO Legal, P.C.
2970 Clairmont Road NE
Suite 780
Atlanta, GA 30329

20170606000198290
06/06/2017 09:45:43 AM
FCDEEDS 1/2

RETURN TO:

Alavest, LLC.
429 Lorna Square
Hoover, AL 35216

State of ALABAMA
County of Shelby

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on 05/26/00, **Albert Perricotti and Violet M. Perricotti, Husband and Wife, Party of the First Part**, executed a certain mortgage to **Charter One Mortgage Corp., party of the second part** which said mortgage is recorded in Book 2000, Page 18423, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and CITIZENS BANK NA f/k/a RBS CITIZENS NA did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 09/07/16, 09/14/16, 09/21/16, 10/12/16 and

WHEREAS, on October 27, 2016, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in before the courthouse door of Shelby County, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Alavest, LLC. in the amount of **\$75,500.00**; and said property was thereupon sold to Alavest, LLC.; and

WHEREAS, Aaron Warner, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and \$75,500.00, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, 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 Alavest, LLC., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 61, ACCORDING TO THE SURVEY OF BRAELINN VILLAGE, PHASE III, LOTS 52-76, AS RECORDED IN MAP BOOK 14, PAGE 42, 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., 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; also subject to ad valorem taxes,

easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Albert Perricotti and Violet M. Perricotti, Husband and Wife, and CITIZENS BANK NA f/k/a RBS CITIZENS NA have set their hands and seals by their said attorney-in-fact and auctioneer at said sale; this sale was duly and properly conducted on October 27, 2016.

BY:

Aaron Warner

AS: Auctioneer and Attorney-in-fact

THE STATE OF

Alabama

COUNTY OF

Shelby

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aaron Warner, 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, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *8th* day of *November*, 20 *16*.

Laura Meyer

NOTARY PUBLIC

My Commission Expires: *6-10-19*

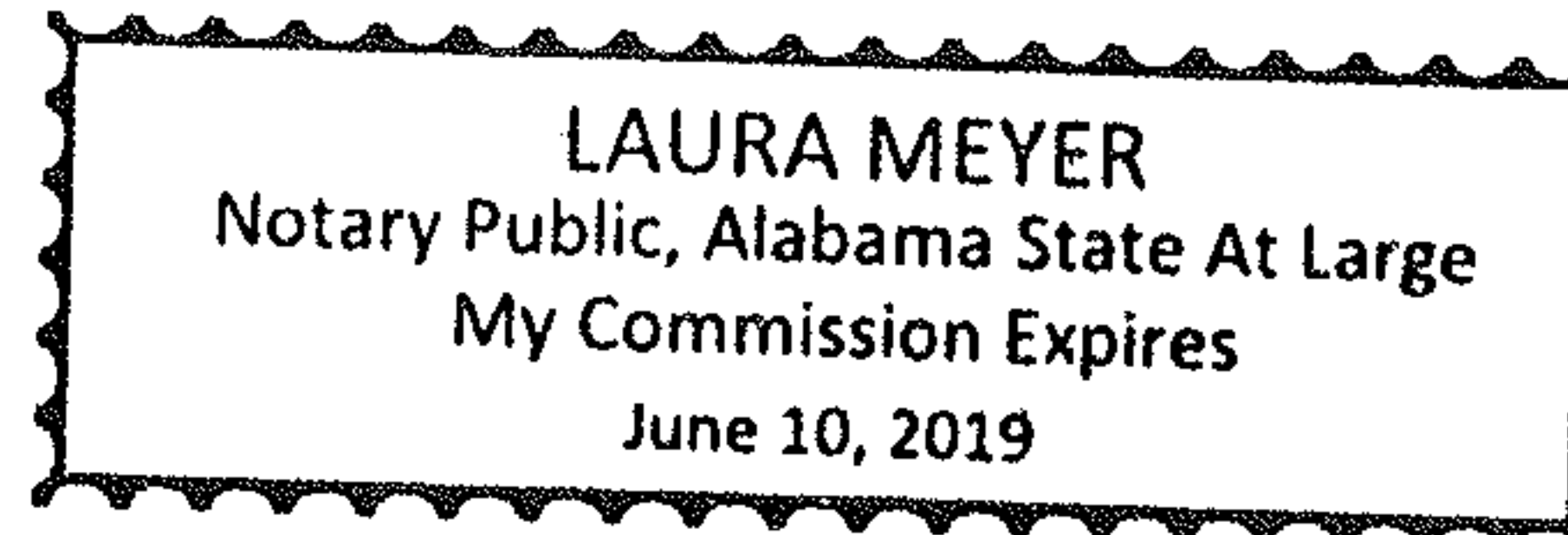
Grantee Name / Send tax notice to:

ATTN:

Alavest, LLC.

429 Lorna Square

Hoover, AL 35216



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2017 09:45:43 AM
\$93.50 CHERRY
20170606000198290

James W. Fuhrmeister