


**PREPARED BY:**

Matthew W. Penhale, Esq.\*  
McCalla Raymer Leibert Pierce, LLC  
Two North Twentieth  
2-20th Street North, Suite 1310  
Birmingham, AL 35203

  
20170928000354090 1/3 \$102.50  
Shelby Cnty Judge of Probate: AL  
09/28/2017 03:09:45 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20040219000087020

**MORTGAGE FORECLOSURE DEED**

Shelby County, AL 09/28/2017  
State of Alabama  
Deed Tax: \$79.50

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, February 19, 2004, **John Christopher Myers, Unmarried, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as nominee for HMSV-USB Lending, LLC D.B.A. Mortgagesouth, its successors and assigns**, which said mortgage is recorded in Instrument No. 20040219000087020, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **U.S. BANK NATIONAL ASSOCIATION**, as transferee, said transfer is recorded in Instrument 20131025000422650, aforesaid records, and **U.S. BANK NATIONAL ASSOCIATION**, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said **U.S. BANK NATIONAL ASSOCIATION** did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 07/26/2017, 08/02/2017, 08/09/2017; and

WHEREAS, on September 18, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:35 o'clock am pm, between the legal hours of sale, said foreclosure was duly and properly conducted and **U.S. BANK NATIONAL ASSOCIATION** did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Chelsea, 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 **SEVENTY-NINE THOUSAND THREE HUNDRED FIFTEEN DOLLARS AND NINETY-ONE CENTS (\$79,315.91)** which sum the said **U.S. BANK NATIONAL ASSOCIATION** offered to credit on the indebtedness secured by said mortgage, 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 thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of **SEVENTY-NINE THOUSAND THREE HUNDRED FIFTEEN DOLLARS AND NINETY-ONE CENTS (\$79,315.91)**, cash, on the indebtedness secured by said mortgage, the said **John Christopher Myers, Unmarried**, acting by and through the said **U.S. BANK NATIONAL ASSOCIATION** as transferee, by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Alavest, LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 10 ACCORDING TO THE SURVEY OF CHELSEA ESTATES, FIRST ADDITION, AS

RECORDED IN MAP BOOK 5, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

TO HAVE AND TO HOLD the above described property unto Alavest, LLC, its successors and assigns forever 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 any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, John Christopher Myers, Unmarried, Mortgagor(s) by the said U.S. BANK NATIONAL ASSOCIATION have caused this instrument to be executed by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Janice Zornes, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 22 day of September 2017.

John Christopher Myers, Mortgagor(s)

U.S. BANK NATIONAL ASSOCIATION, Mortgagee or  
Transferee of Mortgagee

By:

(sign)

Janice Zornes

(print) Janice Zornes

Auctioneer and the person conducting said sale for the  
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

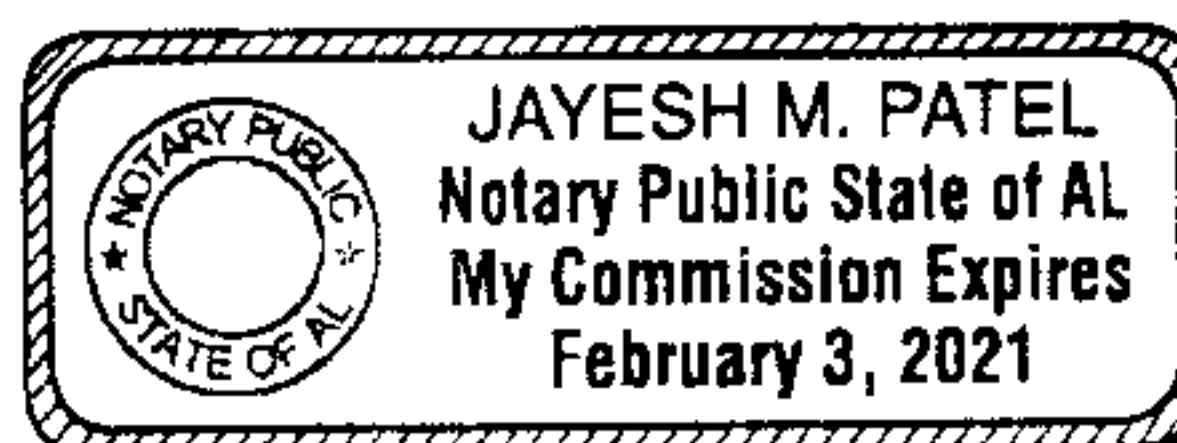
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janice Zornes, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before 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 the same date.

Given under my hand and official seal this 22 day of September, 2017.

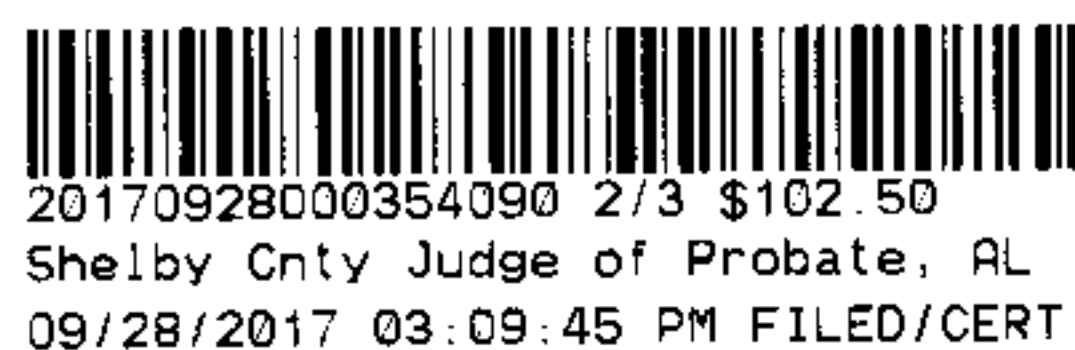
Jayesh M. Patel  
NOTARY PUBLIC

My Commission Expires: Feb 3, 2021

Grantee Name / Send tax notice to:  
ATTN:  
Alavest, LLC  
429 Lorna Square  
Hoover, AL 35216



File No.: 943117



<b>Real Estate Sales Validation Form</b>
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

<b>Grantor's Name</b> <u>John Christopher Myers</u>	<b>Grantee's Name</b> <u>Alavest, LLC</u>
<b>Mailing Address</b> <u>4801 Frederica Street</u>	<b>Mailing Address</b> <u>429 Lorna Square</u>
<u>Owensboro, KY 42301</u>	<u>Hoover, AL 35216</u>
<b>Property Address</b> <u>48 Helms Drive</u>	<b>Date of Sale</b> <u>September 18, 2017</u>
<u>Chelsea, AL 35043</u>	<b>Total Purchase price</b> <u>\$79,315.91</u>
	or
	<b>Actual Value</b> _____
	or
	<b>Assessed Market Value</b> _____

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>Sales Contract</u>	<u>x</u> <u>Other FC Sale</u>
<u>Closing Statement</u>	

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

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.


Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 <u>9/22/2017</u>	Print <u>Janice Zornes</u>
Unattested _____	Sign <u></u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170928000354090 3/3 \$102.50  
Shelby Cnty Judge of Probate, AL  
09/28/2017 03:09:45 PM FILED/CERT

File No.: 943117