

**THIS INSTRUMENT PREPARED BY :**

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

**RETURN TO:**

Alavest, LLC.  
429 Lorna Square  
Hoover, AL 35216

**20171108000405530**

**11/08/2017 12:20:47 PM**

**FCDEEDS 1/2**

State of ALABAMA  
County of Shelby

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on 09/25/13, **Jason Kelly and Ashley Kelly, husband and wife, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. as nominee for Hometown Mortgage Services Inc. its successors and assigns, party of the second part** which said mortgage is recorded in Instrument 20131001000393600, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to Pacific Union Financial, LLC, in Instrument 20160802000272780; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Pacific Union Financial, LLC 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 12/14/16, 12/21/16, 12/28/16, and

WHEREAS, on January 12, 2017, 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 **\$60,801.00**; 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 \$60,801.00, 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 65, ACCORDING TO THE SURVEY OF THE GLADES AT WHIPPOORWILL, FIRST SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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SUBJECT TO ALL BUILDING SET-BACK LINES, COVENANTS, CONDITIONS, EASEMENTS, LIMITATIONS, PROVISIONS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

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, Jason Kelly and Ashley Kelly, husband and wife, and Pacific Union Financial, LLC 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 January 12, 2017.

BY:

AS: Auctioneer and Attorney-in-fact

THE STATE OF

COUNTY OF

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 24<sup>th</sup> day of January, 2017

Laura Meyer

NOTARY PUBLIC

My Commission Expires:

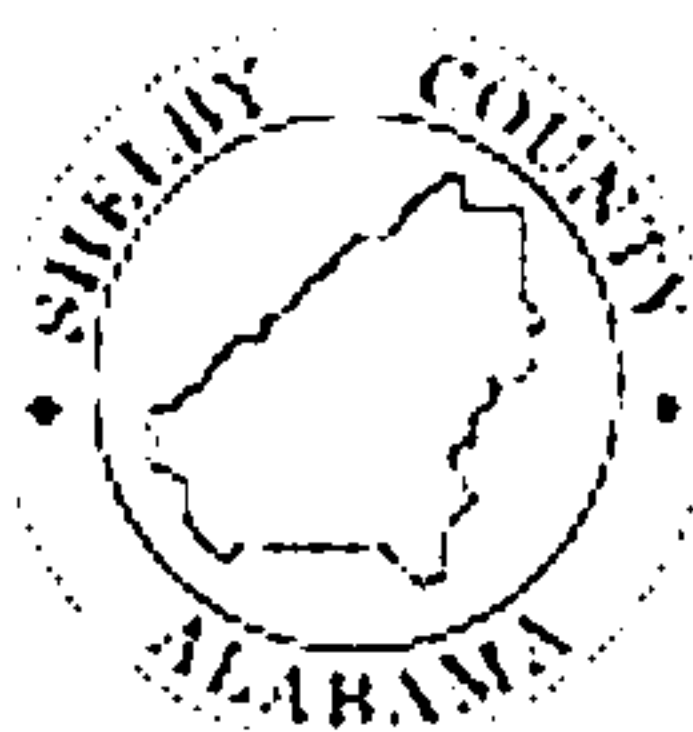
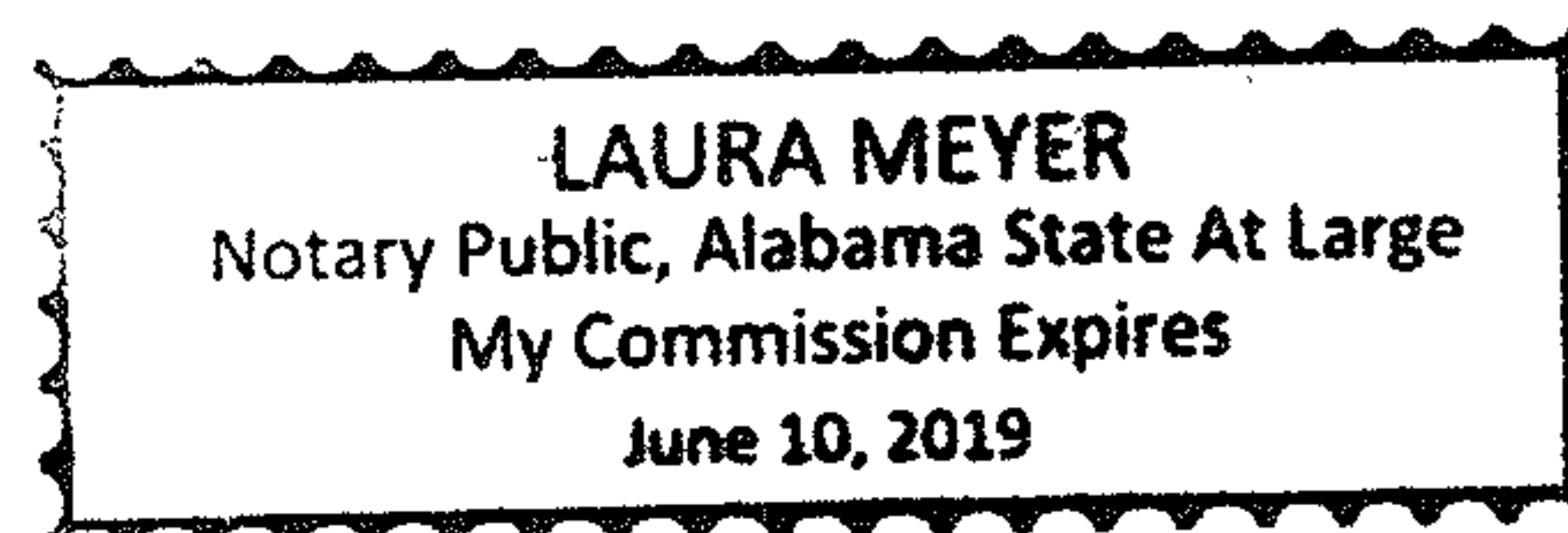
Grantee Name / Send tax notice to:

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  
11/08/2017 12:20:47 PM  
\$79.00 CHERRY  
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*[Signature]*