

SEND TAX NOTICE TO:
Alavest, LLC
429 Lorna Square
Hoover, AL 35216

20180622000223670
06/22/2018 02:48:22 PM
FCDEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 12th day of November, 2015, Elvey G. Davis, Jr. and Stephanie G. Davis, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Consumer Real Estate Finance Co., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20151116000394740, said mortgage having subsequently been transferred and assigned to First Guaranty Mortgage Corporation, by instrument recorded in Instrument number 20180111000013030, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said First Guaranty Mortgage Corporation did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 4, 2018, April 11, 2018, and April 18, 2018; and

WHEREAS, on May 11, 2018, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and First Guaranty Mortgage Corporation



did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Alavest, LLC was the highest bidder and best bidder in the amount of Twenty-Six Thousand One And 00/100 Dollars (\$26,001.00) on the indebtedness secured by said mortgage, the said First Guaranty Mortgage Corporation, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Alavest, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 18 South, Range 2 East, and run thence Southerly along the East line of said 1/4-1/4-1/4 a distance of 132.07 feet to a point; thence turn an angle of 101 degrees 11 minutes 11 seconds right and run a distance of 160.09 feet to a point; thence turn an angle of 1 degree 20 minutes 02 seconds right and run a distance of 69.78 feet to a point; thence turn an angle of 97 degrees 21 minutes 10 seconds left and run Southerly a distance of 53.28 feet to the Point of Beginning of the property being described; thence continue along last described course a distance of 33.76 feet to a point; thence turn an angle of 50 degrees 48 minutes 00 seconds left and run a distance of 80.93 feet to a point; thence turn an angle of 2 degrees 59 minutes 00 seconds right and run Southeasterly a distance of 116.31 feet to a point on the North right of way line of Shelby County Highway No. 59; thence turn an angle of 138 degrees 08 minutes right to tangent and run along the arc of a curve to the left having a central angle of 27 degrees 10 minutes 25 seconds a radius of 570.00 feet an arc distance of 270.50 feet to the P.C. of a transitional curve return having a central angle of 124 degrees 50 minutes 43 seconds and a radius of 30.0 feet; thence continue along the arc of said curve a distance of 65.37 feet to a point being the P.C. of said curve; thence continue along the tangent of last call a distance of 260.44 feet to a point; thence turn an angle of 110 degrees 33 minutes 00 seconds right and run a distance of 134.97 feet to a point, said point being the Point of Beginning. Situated in Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Alavest, LLC, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the



laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, First Guaranty Mortgage Corporation, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 16 day of May, 2018.

First Guaranty Mortgage Corporation

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

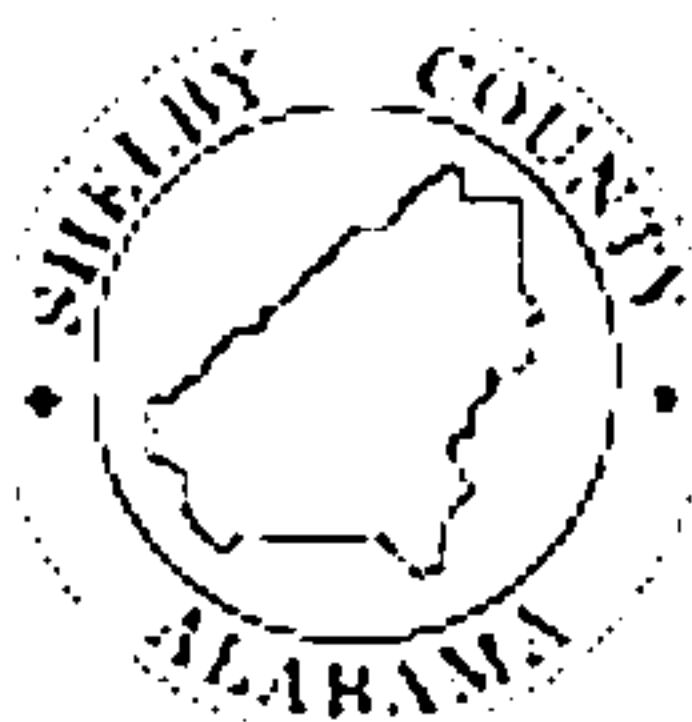
STATE OF ALABAMA)
Montgomery
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for First Guaranty Mortgage Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 16 day of May, 2018.

Kelley Martin
Notary Public
My Commission Expires: 6-28-21

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/22/2018 02:48:22 PM
\$47.50 CHERRY
20180622000223670

[Signature]

