

18-01332-FC

**FORECLOSURE DEED**

**20190215000049900**

**02/15/2019 03:38:21 PM**

**FCDEEDS 1/4**

**STATE OF ALABAMA     )**  
**)**  
**SHELBY COUNTY         )**

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, on to-wit, August 9, 2002, Leigh Ann Ricketts, an unmarried woman, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as a nominee for Homecomings Financial Network, Inc. said Mortgage being recorded August 19, 2002 in Instrument Number 20020819000392550 in the Office of the Judge of Probate of Shelby County, Alabama; having been assigned to Green Tree Servicing, LLC n/k/a Ditech Financial LLC by instrument recorded in Instrument Number 20130712000285100, in the Office of the Judge of Probate of Shelby County, Alabama.

**WHEREAS**, default was made in the payment of the indebtedness secured by said Mortgage, and Ditech Financial LLC as holder, 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 U.S. Mail and by publication in Shelby County Reporter a newspaper published in Shelby County, Alabama, in its issues of 12/12/2018, 12/19/2018 and 12/26/2018.

**WHEREAS**, on January 28, 2019 the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Ditech Financial LLC did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the Mortgage was the bid of Alavest LLC in the amount of Seventy-Two Thousand and 00/100 (\$72,000.00) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Alavest LLC, as purchaser; and

**WHEREAS**, Lansing Skidmore conducted said sale on behalf of Ditech Financial LLC as holder; and

**WHEREAS**, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

**NOW THEREFORE**, in consideration of the premises and the payment of Seventy-Two Thousand and 00/100 (\$72,000.00) Dollars, Mortgagors, by and through Ditech Financial LLC, does grant, bargain, sell and convey unto Alavest LLC the following described real property situated in Shelby County, Alabama to wit:

Lot 30, according to the survey of Cambridge Pointe, First Sector, as recorded in Map Book 17; Page 59, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, the above described property unto Alavest LLC, its successors, assigns and legal representatives; 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.

IN WITNESS WHEREOF, Ditech Financial LLC as holder, has caused this instrument to be executed by and through Lansing Skidmore, as auctioneer conducting said sale for said Mortgagee, and said Lansing Skidmore, has hereto set hand and seal on this the 8<sup>th</sup> day of February, 2019.

BY: Leigh Ann Ricketts, Mortgagor(s)

BY: , Mortgagor(s)

BY: Ditech Financial LLC,  
Mortgagee or Transferee of Mortgagee

BY:  
(Sign) [Signature]

BY:  
(Print) Lansing Skidmore  
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 in said State, hereby certify that Lansing Skidmore, whose name as auctioneer and attorney in-fact for the 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 this conveyance, in capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of February, 2019

[Notary Seal]

[Signature]  
Notary Public  
My Commission Expires: 05/28/2019

This instrument prepared by:  
Paul K. Lavelle  
SPINA & LAVELLE, P.C.  
One Perimeter Park South, Suite 400N  
Birmingham, Alabama 35243  
(205) 298-1800  
Attorneys for Mortgagee

Grantor:  
Ditech Financial LLC

Grantee:  
Alavest LLC  
429 Lorna Square  
Hoover, AL 35216

Property Address:  
117 Cambridge Pt Circle  
Alabaster, AL 35007

**20190215000049900 02/15/2019 03:38:21 PM FCDEEDS 3/4**

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ditech Financial, LLC  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Alavast  
Mailing Address 429 Lorna Square  
Hoover AL 35226

Property Address 117 Cambridge Pt Circle  
Alabaster AL  
35007

Date of Sale February 8, 2019  
Total Purchase Price \$ 72,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other FC deed

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 2-9-19

Print Dawn Collier

Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/15/2019 03:38:21 PM  
\$96.00 CHERRY  
20190215000049900

Allen S. Byrd

Form RT-1