

**THIS INSTRUMENT WAS PREPARED BY:**

Jason Tingle, Esq.  
244 Inverness Center Drive Suite 200  
Birmingham, AL 35242

**SEND TAX NOTICES TO:**

Alavest LLC  
429 Lorna Square  
Hoover, AL 35216

**GRANTOR**

Carl S. Lavett  
163 Windsor Lane  
Pelham, AL 35124

**GRANTEE**

Alavest LLC  
429 Lorna Square  
Hoover, AL 35216

Carlotta C. Lavett  
163 Windsor Lane  
Pelham, AL 35124

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Property Address: 1751 Tahiti Ln, Alabaster, AL 35007  
Purchase Price: \$94,531.88  
Sale Date: March 11, 2019

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on September 14, 2006, Carl S. Lavett, a married man and Carlotta C. Lavett, a married woman, executed a certain mortgage on the property hereinafter described to ABN AMRO Mortgage Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 200609022000472530; and subsequently transferred and assigned to Green Tree Servicing, LLC, and said assignment being recorded in Instrument No. 20141226000404160; and subsequently transferred and assigned to Specialized Loan Servicing LLC, and said assignment being recorded in Instrument No. 20171127000425500; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Specialized Loan Servicing LLC ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of February 13, 2019, February 20, 2019, February 27, 2019; and

WHEREAS, on March 11, 2019, 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 and properly conducted, and Specialized Loan Servicing LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Lansing Skidmore was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Specialized Loan Servicing LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Alavest LLC, in the amount of \$94,531.88, which sum of money Specialized Loan Servicing LLC offered to credit on the indebtedness secured by said mortgage, and the said Specialized Loan Servicing LLC, by and through Jason Tingle, as attorney for said Specialized Loan Servicing LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Alavest LLC, the following described property situated in Shelby County, Alabama, to-

wit:

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Lot 12, Block 5, according to the map and survey of Southwind, Second sector, as recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Alavest LLC and its successors and assigns; 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, Specialized Loan Servicing LLC has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 14<sup>th</sup> day of March, 2019.

Specialized Loan Servicing LLC

By: [Signature]  
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for Specialized Loan Servicing LLC, 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, as such attorney for Specialized Loan Servicing LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 14<sup>th</sup> day of MARCH, 2019.

[Signature]  
Notary Public  
My Commission Expires: 8-1-22

PEYTON KIRK  
Notary Public  
Alabama State at Large



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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[Signature]