

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

STATE OF ALABAMA)
SHELBY COUNTY)

20190816000298770
08/16/2019 09:39:44 AM
FCDEEDS 1/4

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of February, 1983, F.P. No. 6, LTD., an Alabama limited partnership, executed that certain mortgage on real property hereinafter described to Morris Mortgage Corp, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 427 Page 276, said mortgage having subsequently been transferred and assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE NATIONAL BANK, AS TRUSTEE FOR BCF L.L.C. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1996-R1, by instrument recorded in Instrument number 20190709000244603, 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 U.S. Bank National Association, as Trustee for BCF L.L.C. Mortgage Pass-Through Certificates, Series 1996-R1 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 July 17, 2019, July 24, 2019, and July 31, 2019; and

WHEREAS, on August 6, 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 conducted, and U.S. Bank National Association, as Trustee for BCF L.L.C. Mortgage Pass-Through Certificates, Series 1996-R1 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 Fifty-Six Thousand Five Hundred And 00/100 Dollars (\$56,500.00) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee for BCF L.L.C. Mortgage Pass-Through Certificates, Series 1996-R1, by and through Siroto & Permutt, P.C., as attorney 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:

Lot Number Eleven (11), Block Three, according to the Map of Meadowgreen Subdivision, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama being 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, U.S. Bank National Association, as Trustee for BCF L.L.C. Mortgage Pass-Through Certificates, Series 1996-R1, has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Transferee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 7th day of August, 2019.

U.S. Bank National Association, as Trustee for BCF L.L.C. Mortgage Pass-Through Certificates, Series 1996-R1

By: Sirote & Permutt, P.C.

Its: Attorney

By:

Jahan Berns, Esq.

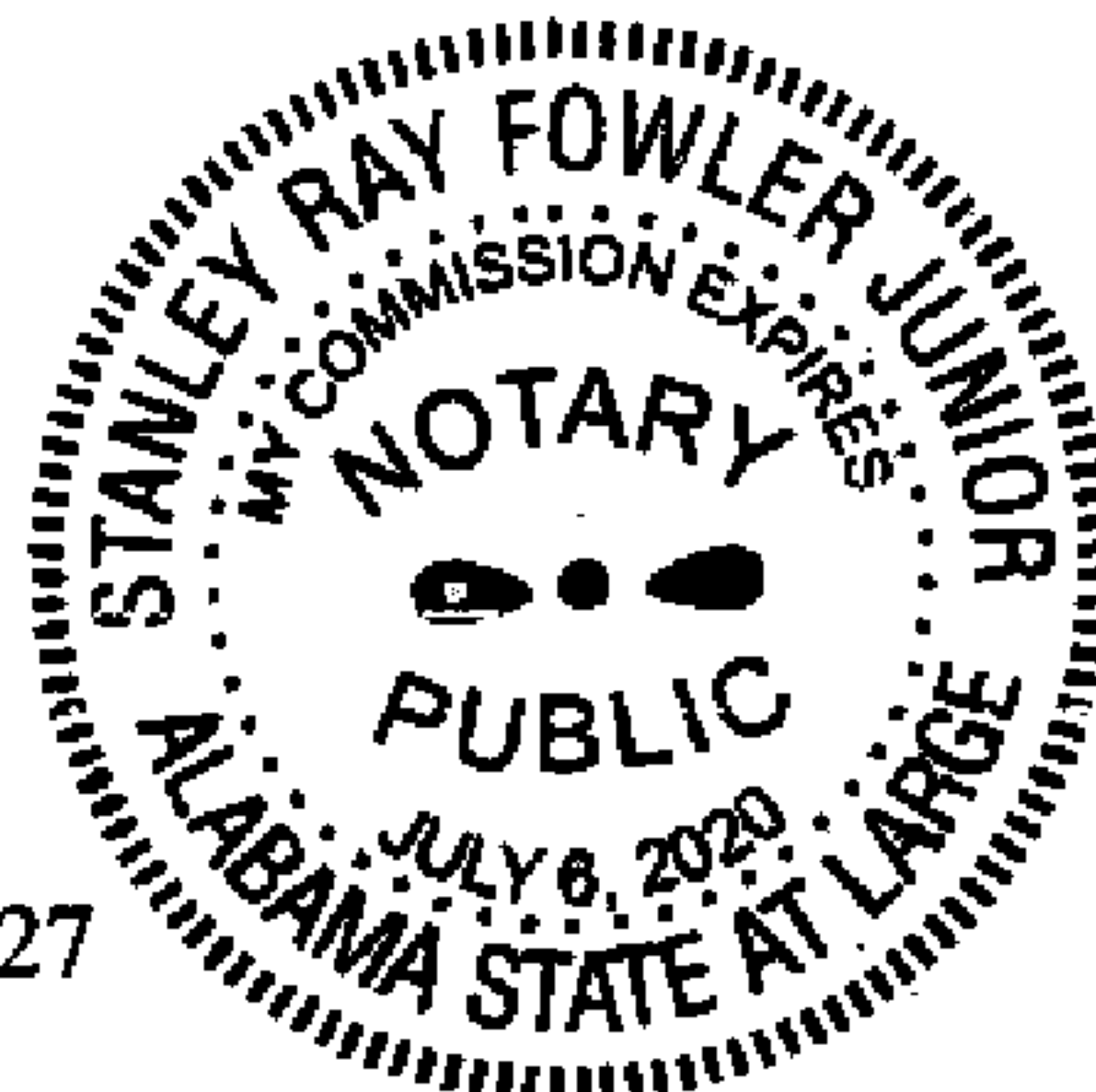
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jahan Berns, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for U.S. Bank National Association, as Trustee for BCF L.L.C. Mortgage Pass-Through Certificates, Series 1996-R1, 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, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 7 day of August, 2019.

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



Notary Public

My Commission Expires:

17-6-20



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name U.S. Bank National Association,
as Trustee for BCF L.L.C.
Mortgage Pass-Through
Certificates, Series 1996-R1

Grantee's Name _____

Mailing Address c/o PHH Mortgage
2001 Leadenhall Road
Mt. Laurel, NJ 08054-5452

Mailing Address _____

Property Address 121 Meadowgreen Dr
Montevallo, AL 35115

Date of Sale 08/06/2019

Total Purchase Price \$56,500.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ Closing Statement

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

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 _____

Print Jeffery Tatum

☐ Unattested

 (verified by)

Sign

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/16/2019 09:39:44 AM
 \$84.50 CHERRY
 20190816000298770

Allen S. Bayl