

DOCUMENT PREPARED BY AND RETURN TO:

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20190920000345190

09/20/2019 08:34:20 AM

DEEDS 1/2

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 14th day of October, 2010, **Alfred N Allinder and Joann Allinder** as Joint Tenants executed that certain mortgage on real property hereinafter described to METLIFE HOME LOANS A DIVISION OF METLIFE BANK N.A, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on November 12, 2010, at Instrument Number 20101112000379950, and re-recorded February 11, 2011 at Instrument Number 20110211000049830 Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST**, by instrument recorded in at Instrument Number 20190418000128280, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust did declare due 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 31, 2019, August 7, 2019, August 14, 2019, that the property would be sold on August 30, 2019; and

WHEREAS, on August 30, 2019, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, AlaVest, LLC was the highest bidder in the amount of **One Hundred Nine Thousand and 00/100 dollars (\$109,000.00)**, on the indebtedness secured by said mortgage; and U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, by and through its undersigned counsel, does hereby grant, bargain, sell 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:

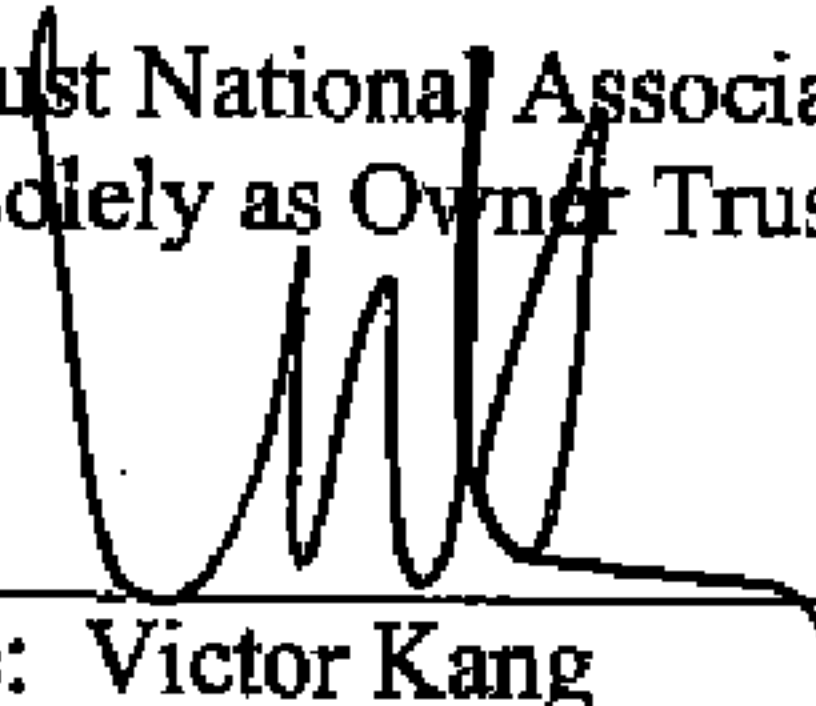
LOT 25 ACCORDING TO THE SURVEY OF DOUGLAS MEADOWS AS RECORDED IN MAP BOOK 15 PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

FILE NO.: SEF-19-03666

TO HAVE AND TO HOLD the above described property unto AlaVest, LLC its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 4th day of September, 2019.

U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust

By: 
 Printed Name: Victor Kang
 Its: Attorney

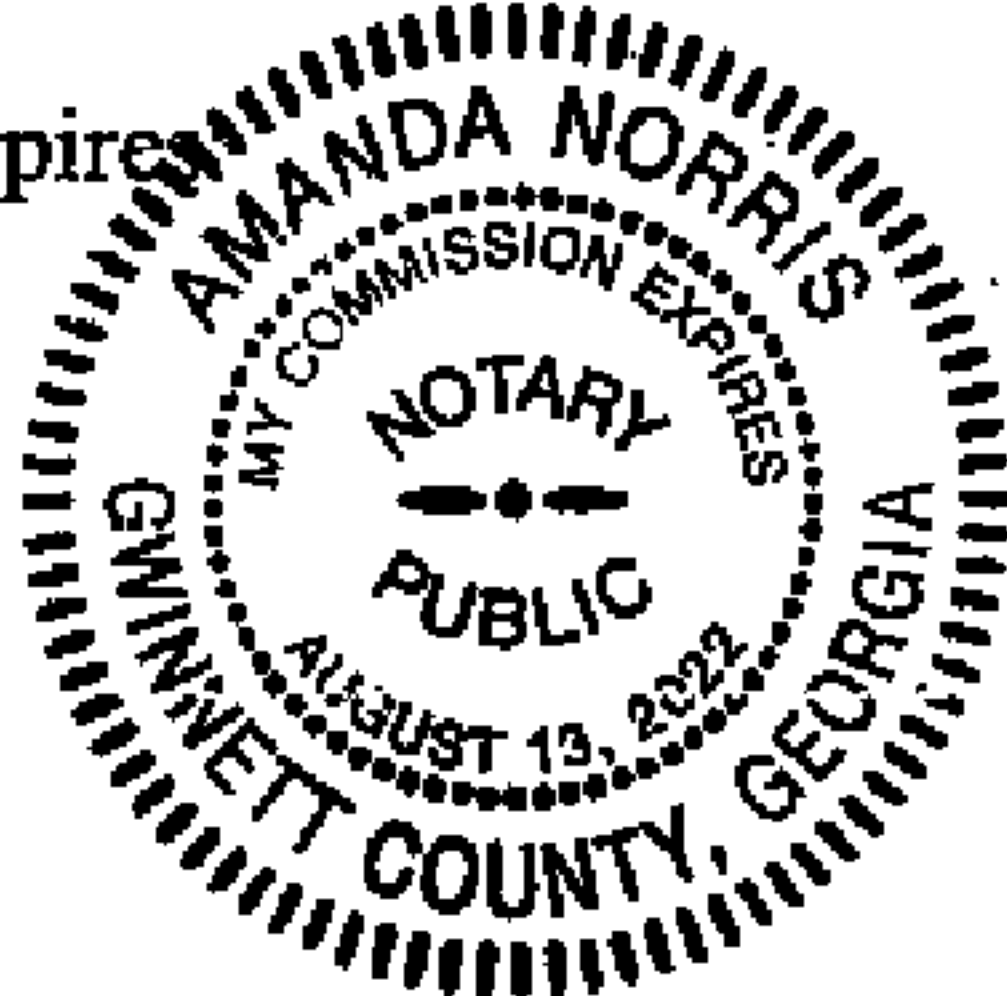
STATE OF GEORGIA
 COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney for U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, 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 the conveyance, he/she, as such attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust.

Given under my hand and official seal on this 4th day of September, 2019.


 Notary Public

My Commission Expires
 August 13, 2022



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2019 08:34:20 AM
 \$140.00 CHARITY
 20190920000345190

