

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on October 31, 2016, to wit, Wykena L. Mason and Michael W. Mason, wife and husband, executed and delivered to Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, Fairway Independent Mortgage Corporation, and Lender's successors and assigns), a mortgage conveying to Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, Fairway Independent Mortgage Corporation, and Lender's successors and assigns), the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which Mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, under Instrument Number 20161102000403960; said Mortgage having been transferred and assigned by Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, Fairway Independent Mortgage Corporation, and Lender's successors and assigns) to Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage dated May 30, 2019 and recorded in said Probate Office under Instrument Number 20190531000187180; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Mortgagee would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Mortgagee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Alabama Housing Finance Authority, as Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Alabama Housing Finance Authority, as Assignee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 11, 2019, September 18, 2019 and September 25, 2019, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on November 8, 2019; and

WHEREAS, after having given said notice, Alabama Housing Finance Authority, as Assignee, on the 8th day of November, 2019, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, ALAVEST, LLC, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of One Hundred Forty Four Thousand Five Hundred and No/100 Dollars (\$144,500.00).

NOW, THEREFORE, Wykena L. Mason and Michael W. Mason, by Michael Corvin, the auctioneer making said sale, and Michael Corvin, as said auctioneer, for and in consideration of the premises and the sum of One Hundred Forty Four Thousand Five Hundred and No/100 Dollars (\$144,500.00) applied by Alabama Housing Finance Authority, as Assignee, to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, ALAVEST, LLC, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Lot 54, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, encumbrances, restrictions, reservations and rights of way, if any, appearing of record affecting the above described property. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America and unpaid taxes, if any.

TO HAVE AND TO HOLD, the aforegranted property unto the said ALAVEST, LLC, its successors and assigns, forever.

IN WITNESS WHEREOF, Wykena L. Mason and Michael W. Mason, by Michael Corvin, the person making said sale, Alabama Housing Finance Authority, by Michael Corvin, as auctioneer and the person making said sale, and Michael Corvin, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 8th day of November, 2019.

WYKENA L. MASON AND
MICHAEL W. MASON

By _____
As auctioneer and the person making
said sale

ALABAMA HOUSING FINANCE
AUTHORITY

By: _____
As auctioneer and the person making
said sale

By: _____
As auctioneer and the person making
said sale

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Michael Corvin, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 8th day of November, 2019.

(SEAL)

This instrument prepared by:
Bowdy J. Brown, Esq.
Sasser, Sefton, & Brown, P.C.
Post Office Box 4539
Montgomery, AL 36103-4539

Our File No.: 49696-2899 Wykena L. Mason and Michael W. Mason

FOR AD VALOREM TAX PURPOSES: ALAVEST, LLC 429 Lorna Square, Hoover, AL 35216, (205) 587-0036

Notary Public
My commission expires: 3-8-22



Allen S. Bayl