

FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, June 23, 2004, Robert Holston, Jr. and Barri R. Holson, joint tenancy, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SouthStar Funding, LLC said Mortgage being recorded June 28, 2004 in Instrument Number 20040628000352230 in the Office of the Judge of Probate of Shelby County, Alabama; having been assigned to Ditech Financial, LLC by instrument recorded in Instrument Number 20181212000435020, 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 11/20/2019, 11/27/2019 and 12/4/2019.

WHEREAS, on January 6, 2020 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 One Hundred Forty Thousand and 00/100 (\$140,000.00) 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, Denise Koen 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 One Hundred Forty Thousand and 00/100 (\$140,000.00) 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 67, according to the survey of Autumn Ridge, as recorded in Map Book 12, pages 4, 5 and 6, 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 Denise Koen, as auctioneer conducting said sale for said Mortgagee, and said Denise Koen, has hereto set hand and seal on this the 10th day of January 2020.

BY: Robert Holston Jr., Mortgagor(s)

BY: Barri R. Holston,, Mortgagor(s)

BY: Ditech Financial LLC,
Mortgagee or Transferee of Mortgagee

BY: Denise Koen
(Sign)

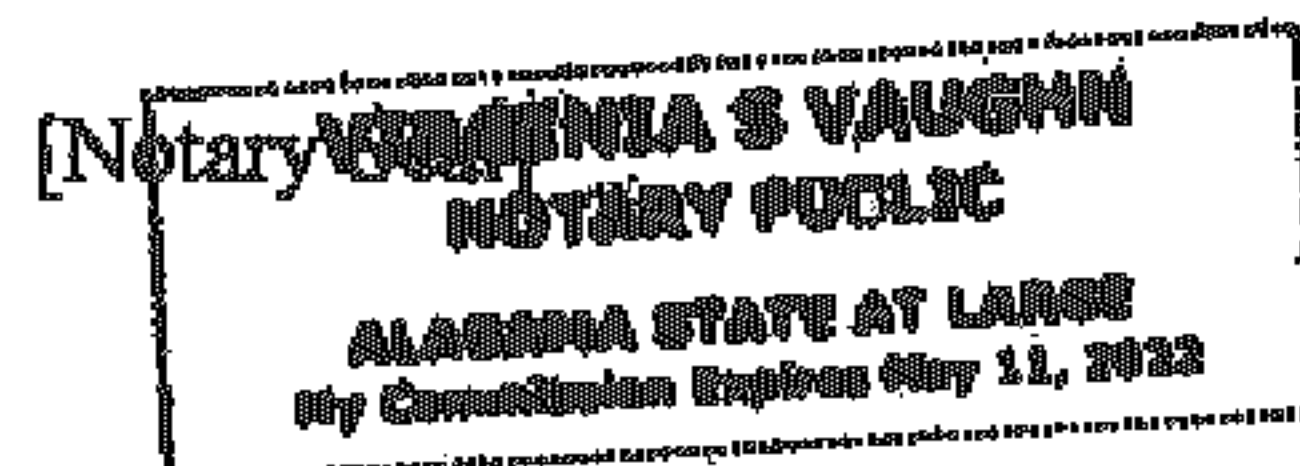
BY: Denise Koen
(Print)
Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said in said State, hereby certify that Denise Koen, 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 10th day of January 2020



Virginia Vaughn
Notary Public
My Commission Expires: May 11th 2022

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

Grantee/Send Tax Notice to:
Alavest, LLC
429 Lorna Square
Hoover, AL 35296



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl