

**FORECLOSURE DEED**

**20200327000121820  
03/27/2020 02:34:40 PM  
DEEDS 1/2**

**STATE OF ALABAMA    )  
                                  )  
SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, on to-wit, June 29, 2011, David B C Ellis, a married man and Samantha A. Ellis, his wife, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Mortgage Electronic Registration Systems, Inc. solely as nominee for Trustmark National Bank said Mortgage being recorded July 11, 2011 in Instrument Number 20110711000200360; re-recorded in Instrument Number 20110909000266940 in the Office of the Judge of Probate of Shelby County, Alabama; having been assigned to Trustmark National Bank by instrument recorded in Instrument Number 20160707000235590, 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 Trustmark National Bank 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 02/02/2020, 02/09/2020 and 02/16/2020.

**WHEREAS**, on March 13, 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 Trustmark National Bank 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-Eight Thousand Six Hundred Forty-Two and 12/100 (\$148,642.12) 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**, Michael Corvin conducted said sale on behalf of Trustmark National Bank 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-Eight Thousand Six Hundred Forty-Two and 12/100 (\$148,642.12) Dollars, Mortgagors, by and through Trustmark National Bank, does grant, bargain, sell and convey unto Alavest LLC the following described real property situated in Shelby County, Alabama to wit:

Lot 1, according to the Survey of Hidden Ridge Estates, 2nd Sector, as recorded in Map Book 33, Page 102 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, Trustmark National Bank as holder, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale for said Mortgagee, and said Michael Corvin, has hereto set hand and seal on this the 13th day of March 2020.

BY: David B C Ellis, Mortgagor(s)

BY: Samantha A. Ellis, Mortgagor(s)

BY: Trustmark National Bank,  
Mortgagee or Transferee of Mortgagee

BY:

(Sign) \_\_\_\_\_

BY:

(Print) \_\_\_\_\_

Auctioneer and the person conducting said sale  
for the Mortgagee or Transferee of Mortgagee

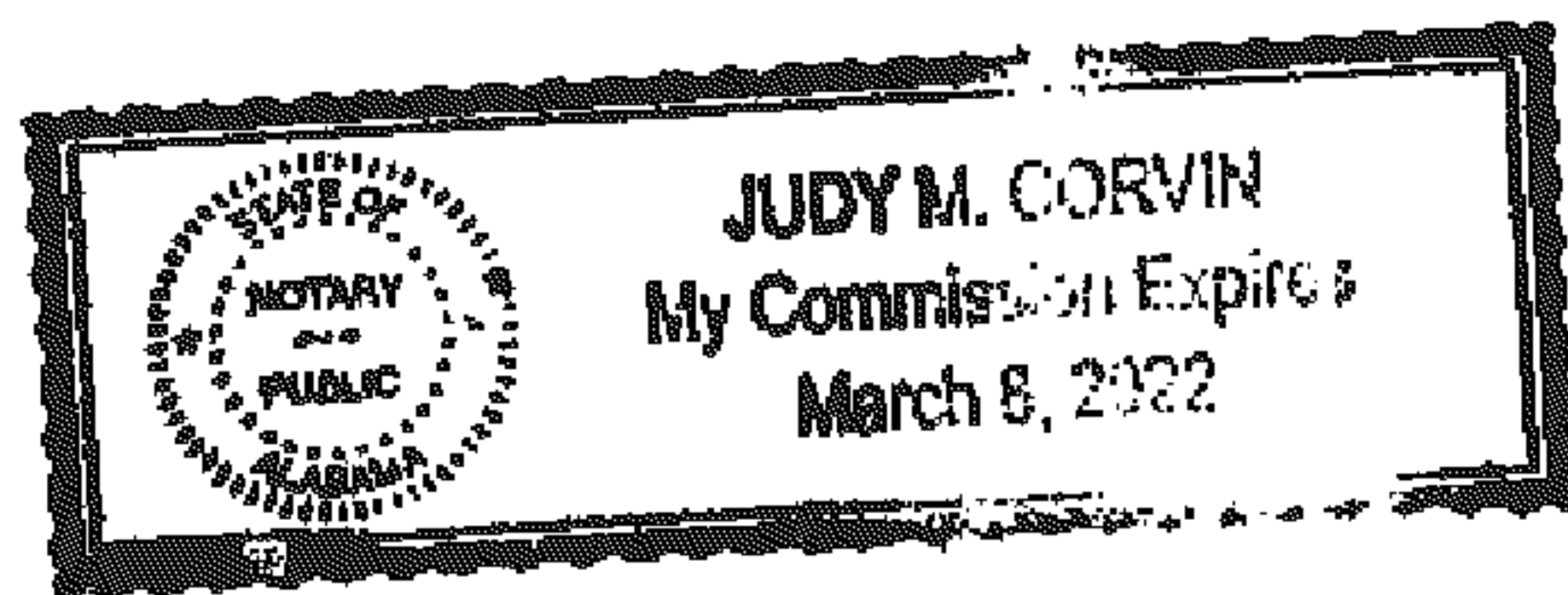
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said in said State, hereby certify that Michael Corvin, 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 13th day of March 2020

[Notary Seal]



\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**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's Address and Send Tax Notice to:**

Alavest, LLC  
429 Lorna Square  
Hoover AL 35216



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/27/2020 02:34:40 PM  
\$178.00 CHARITY  
20200327000121820

*Allen S. Beryl*