

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

20200327000121870
03/27/2020 02:39:37 PM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of July, 2009, Kelli A. Dunlap, a married person and Ronnie Dunlap, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090728000288140; Re-Recorded and Corrected in Instrument No. 20150220000053730, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 Wells Fargo Bank, N.A. 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 December 4, 2019, December 11, 2019, and December 18, 2019; and



WHEREAS, on February 4, 2020, 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 Wells Fargo Bank, N.A. 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 One Hundred Two Thousand Six Hundred One And 00/100 Dollars (\$102,601.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., by and through Sirote & Permutt, P.C., as attorney for said Mortgagee, 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 14 according to the Survey of Monte Bello as recorded in Map Book
6, Page 23, Shelby County, Alabama Records.

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, Wells Fargo Bank, N.A., has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Mortgagee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 6th day of February, 2020.

Wells Fargo Bank, N.A.

By: Sirote & Permutt, P.C.

Its: Attorney

By:

Elizabeth Loeftgren, Esq.

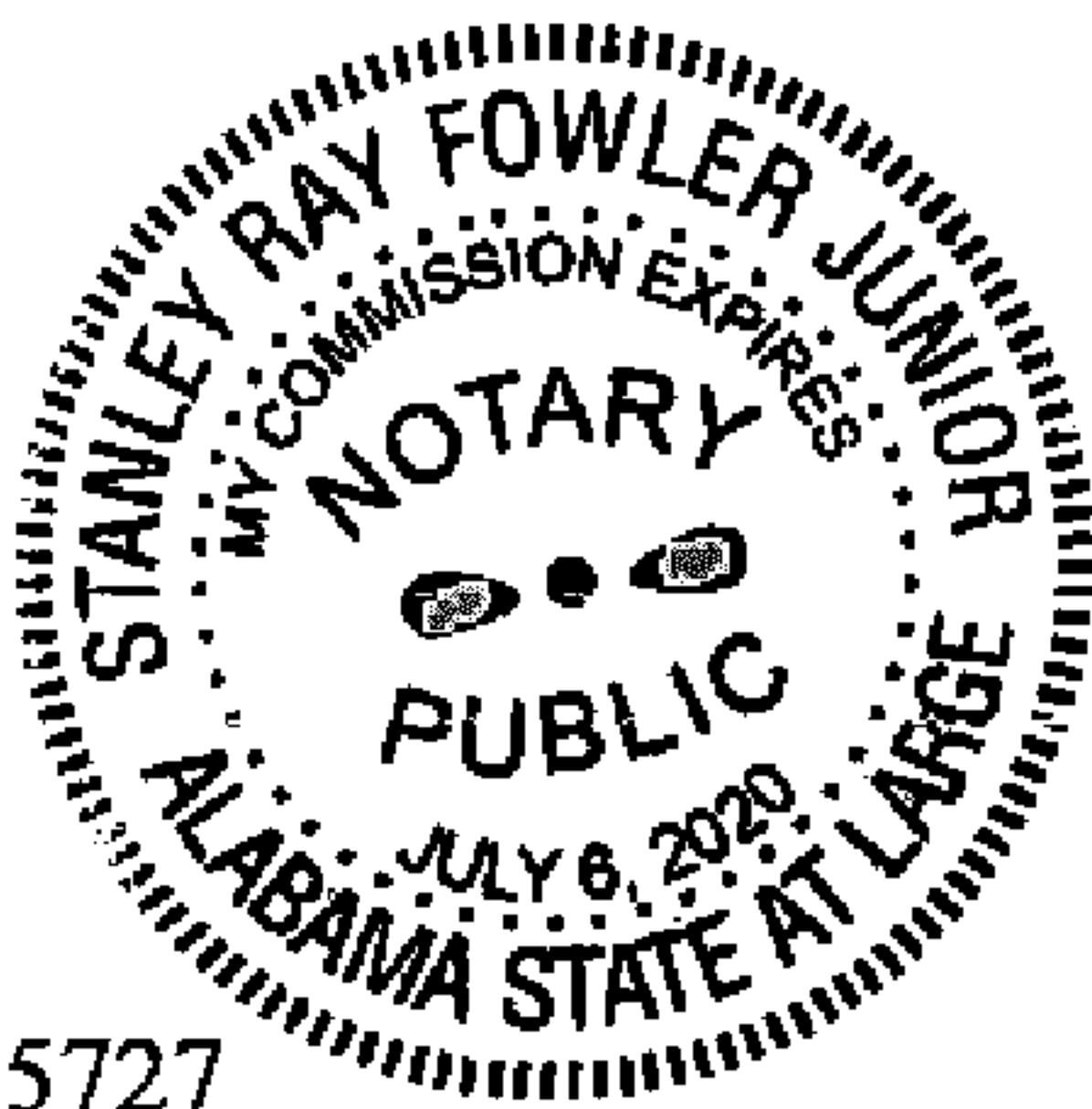
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Loeftgren, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Wells Fargo Bank, N.A., 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 Mortgagee.

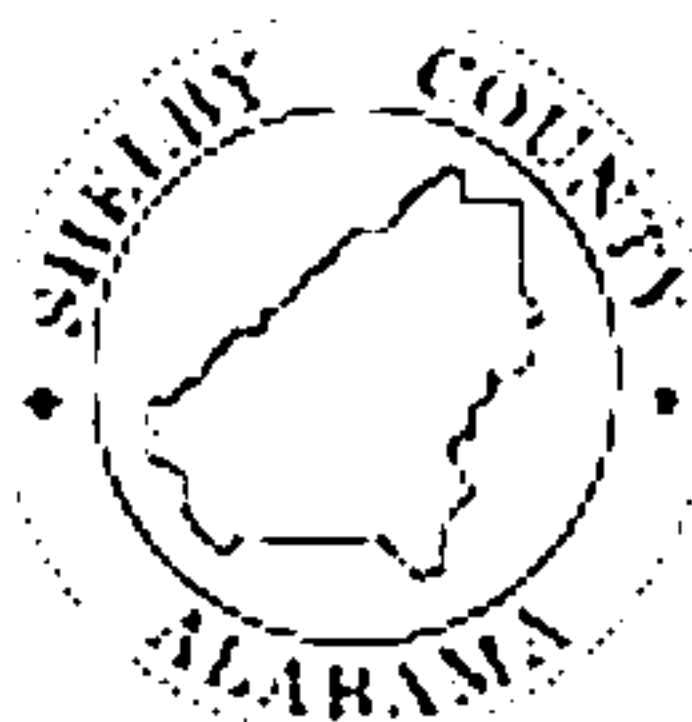
Given under my hand and official seal on this 6 day of February, 2020.

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



Notary Public

My Commission Expires: 7-6-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2020 02:39:37 PM
\$133.00 CHARITY
20200327000121870

Allen S. Bayl

