

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle, Esq.
244 Inverness Center Drive
Suite 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Alavest, LLC
429 Lorna Sq
Birmingham, AL 35216

GRANTOR

Justin B. Collins
1132 Independence Drive
Alabaster, AL 35007

GRANTEE

Alavest, LLC
429 Lorna Sq
Birmingham, AL 35216

Rachael P. Collins
1132 Independence Drive
Alabaster, AL 35007

Property Address: 728 Barkley Cir, Alabaster, AL 35007
Purchase Price: \$164,500.00
Sale Date: September 14, 2020

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on July 31, 2009, Justin B. Collins and Rachael P. Collins, husband and wife as joint tenants, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Home1st Lending, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20090813000312710; and subsequently modified on March 5, 3019, and said modification being recorded in Instrument Number, 20190318000085140; and subsequently transferred and assigned to GMAC Mortgage, LLC successor by Merger to GMAC Mortgage Corporation, and said assignment being recorded in Instrument Number, 20120802000282280; and subsequently transferred and assigned to Ocwen Loan Servicing, LLC, and said assignment being recorded in Instrument Number, 20130522000210330; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of

the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 19, 2020, July 26, 2020, August 2, 2020; and

WHEREAS, on September 14, 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 and properly conducted, and PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Lansing Skidmore was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Alavest, LLC, in the amount of \$164,500.00, which sum of money PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and the said PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC, by and through Jason Tingle, as attorney for said PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Alavest, LLC, the following described

property situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Alavest, LLC and its successors and assigns; 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, PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 16th day of September, 2020.

PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC

By: [Signature]
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC, 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 said conveyance, he, as such attorney for PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 16th day of September, 2020.

[Signature: Stephen Dedmon]
Notary Public
My Commission Expires: 5/11/23

STEPHEN DEDMON
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2020 08:16:51 AM
\$200.50 JESSICA
20200930000440720

[Signature: Allen S. Bayl]