

PREPARED BY:

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McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20140303000057290

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, January 31, 2014, **James G Gassaway, Married Angela M Gassaway, Married, Mortgagor**, did execute a certain mortgage to **Green Tree Servicing LLC**, which said mortgage is recorded in Instrument No. 20140303000057290, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI**, as transferee, said transfer is recorded in Instrument 20160328000098520, aforesaid records, and U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI, is now the holder and owner of said mortgage and debt; and

WHEREAS, said mortgage and the debt there by secured do not constitute a "federally backed mortgage loan" as defined by Section 4022(a)(2) of the Coronavirus Aid, Relief, and Economic Security Act. Said mortgage is not insured or guaranteed by the Federal Housing Administration, Department of Veterans Affairs, Department of Agriculture, Federal Home Loan Mortgage Corporation, or Federal National Mortgage Association.

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 01/24/2021, 01/31/2021, 02/07/2021; and

WHEREAS, on March 1, 2021, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:45 o'clock am pm, between the legal hours of sale, said foreclosure was duly and properly conducted and U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Alavest, LLC in the amount of **SEVENTY-SIX THOUSAND DOLLARS AND NO CENTS (\$76,000.00)** which sum the said U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Alavest, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of SEVENTY-SIX THOUSAND DOLLARS AND NO CENTS (\$76,000.00), cash, on the indebtedness secured by said mortgage, the said James G Gassaway, Married Angela M Gassaway, Married, acting by and through the said U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI as transferee, by Walter Dean Crawford, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Alavest, LLC, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

All that certain parcel of land lying and being in the County of Shelby and State of Alabama, more particularly

described as follows:

Beginning at the northeast corner of said Lot 4 of said Earmond's Place and run thence South 21 deg. 19' 14" W a distance of 146.20' to a rebar corner; Thence run N 65 deg. 28' 09" W a distance of 195.73' to a rebar corner on the easterly margin of Shelby County Road No. 311 in a curve to the right having a central angle of 02 deg. 57' 34" and a radius of 270.49'; Thence run northeasterly along the arc of said curve an arc distance of 13.97' to the PT of said curve; Thence run N 25 deg. 52' 30" E along said margin of said Road No. 311 a distance of 161.83' to a rebar corner; Thence run S 56 deg. 14' 12" E along the southerly margin of a unnamed public road a distance of 185.46' to the point of beginning, containing 0.70 of an acre, more or less.

TO HAVE AND TO HOLD the above described property unto Alavest, LLC, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, James G Gassaway, Married Angela M Gassaway, Married, Mortgagor(s) by the said U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI have caused this instrument to be executed by Walter Dean Crawford, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Walter Dean Crawford, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 17 day of March, 2021.

James G Gassaway Angela M Gassaway, Mortgagor(s)

U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI, Mortgagee or Transferee of Mortgagee

By:

(sign)



(print)

Walter Dean Crawford

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

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Walter Dean Crawford, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 17 day of March, 2021.


NOTARY PUBLIC

My Commission Expires: 8-3-22

Grantee Name / Send tax notice to:

ATTN:

Alavest, LLC

429 Loma Square

Hoover, AL 35216

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	James G Gassaway and Angela M Gassaway	Grantee's Name	Alavest, LLC
Mailing Address	3636 Hwy 311 Shelby, AL 35143	Mailing Address	429 Lorna Square Hoover, AL 35216
Property Address	3636 Hwy 311 Shelby, AL 35143	Date of Sale	March 1, 2021
		Total Purchase price	\$76,000.00
		or	
		Actual Value	
		or	
		Assessed Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one). (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/17/2021

Print

Walter Dean Crawford

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 20-01427AL



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/25/2021 08:35:25 AM
 \$109.00 CATHY
 20210325000149460

Allen S. Bayl