

This instrument prepared by:
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404-474-7149
MTG: AL2020-00523-1

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

WHEREAS, on the 5h day of January 2010, Sherri H. Mirseyedi, ("Mortgagor(s)"), executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Southfirst Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on January 15, 2010 as Instrument Number 20100115000015040 thereafter said mortgage having subsequently been transferred and assigned to U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust as Instrument No. 20210127000044190, in the aforesaid Probate Office ('Transferee'); and

WHEREAS, in and by said mortgage, the Transferee 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 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 the same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 Transferee 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 April 18, 2021, April 25, 2021 and May 2, 2021.

WHEREAS, on May 6, 2021 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 U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust, by and through its auctioneer 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 Eight Thousand And 00/100 (\$108,000.00), and the said Transferee, by and through Mark A. Baker, as attorney for Transferee, does hereby convey AlaVest LLC all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 7, according to the survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the probate office of Shelby County, Alabama.

Address: 112 Chase Creek Cir, Pelham, AL 35124
Tax Map or Parcel ID No.: 136132003007000

TO HAVE AND TO HOLD the above described property unto AlaVest LLC its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the 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, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust, has caused this instrument to be executed by and through Mark A. Baker, attorney for said Transferee, and the said Mark A. Baker as attorney for Transferee has hereto set his hand and seal on this the 17th day of June, 2021.


U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust,


Mark A. Baker- Attorney for Transferee

STATE OF Tennessee)
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark A. Baker, acting in its capacity as attorney for , U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust, 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/she as such attorney and with full authority, executed the same voluntarily in his capacity as attorney for said Transferee.

Given under my hand and seal of office this 17 day of June, 2021.


NOTARY PUBLIC
My Commission Expires: November 6, 2024

