

20220719000284390
07/19/2022 12:19:42 PM
FCDEEDS 1/4

SEND TAX NOTICES TO:

AlaVest, LLC
429 Lorna Sq.
Birmingham AL 35216

GRANTOR: Vicki Lynne Felix

GRANTEE: AlaVest, LLC

For Informational Purposes Only:
Property Address: 110 Hickory Street Maylene, AL 35114
Purchase Price: \$92,081.00
Sale Date: July 8, 2022

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on July 25, 2014, Vicki Lynne Felix, an unmarried woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Green Tree Servicing LLC, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on August 13, 2014 at Instrument No. 20140813000253410; and subsequently transferred and assigned to LoanCare, LLC and said assignment being recorded at Instrument No.

1154-1904A

20211116000550310 ; 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 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 LoanCare, 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 the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of 6/5/2022, 6/12/2022, 6/19/2022, and 6/26/2022; and

WHEREAS, on July 8, 2022, 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 LoanCare, LLC did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Kris Cinnamon was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said LoanCare, 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 \$92,081.00 and the said LoanCare, LLC, by and through David Sigler, as attorney for said LoanCare, 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 22, ACCORDING TO THE SURVEY OF WOODLAND HILLS, 1ST PHASE, 2ND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A.P.N. 23-2-04-0-001-047-000

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, LoanCare, LLC has caused this instrument to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, being informed of the contents has voluntarily hereto set their hand and seal on this the 11th day of July, 2022.

LoanCare, LLC

By: [Signature]
David Sigler, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

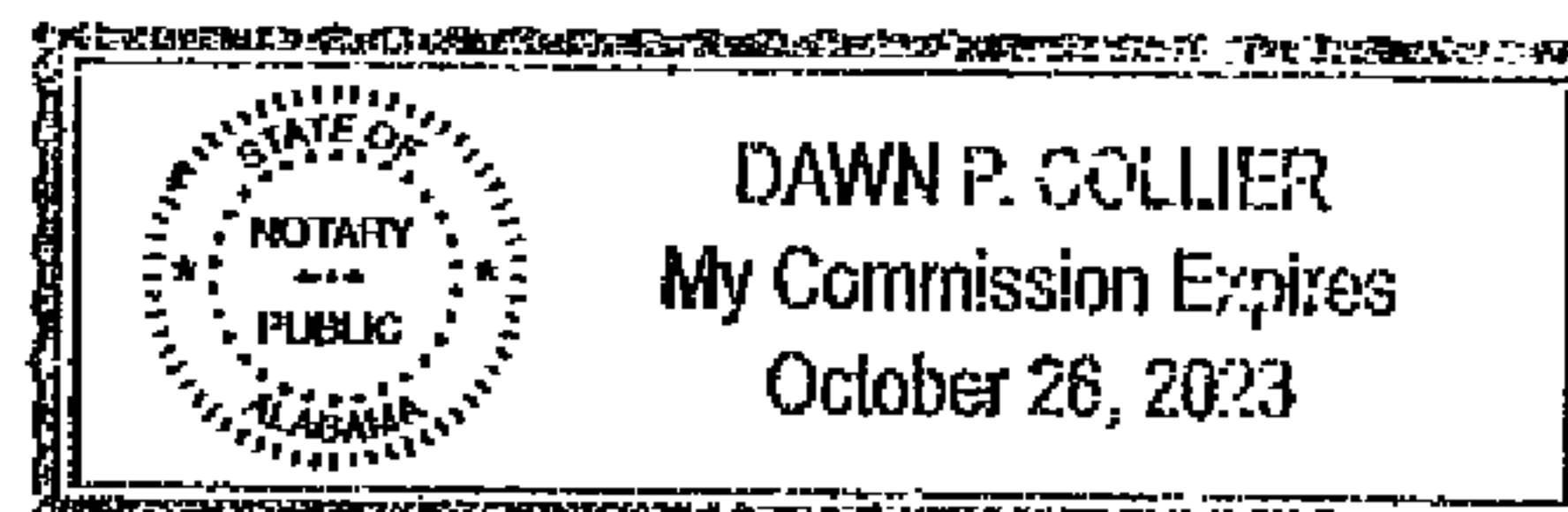
I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that David Sigler, whose name as Attorney for LoanCare, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such attorney for LoanCare, 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 11th day of July, 2022.

[Signature]
Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Darrien Jones
Aldridge Pite, LLP
15 Piedmont Center
3575 Piedmont Rd. N.E., Suite 500
Atlanta, GA 30305



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

Grantor's Name	Vicki Lynne Felix	Grantee's Name	AlaVest, LLC
Mailing Address	110 Hickory Street Maylene, AL 35114	Mailing Address	429 Lorna Sq. Birmingham AL 35216
Property Address	110 Hickory Street Maylene, AL 35114	Date of Sale	July 8, 2022
		Total Purchase Price	\$92,081.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's 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)

☐ Bill of Sale

 ☐ Appraisal
☐ Sales Contract

 ☒ Other- Foreclosure Deed
☐ 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

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).

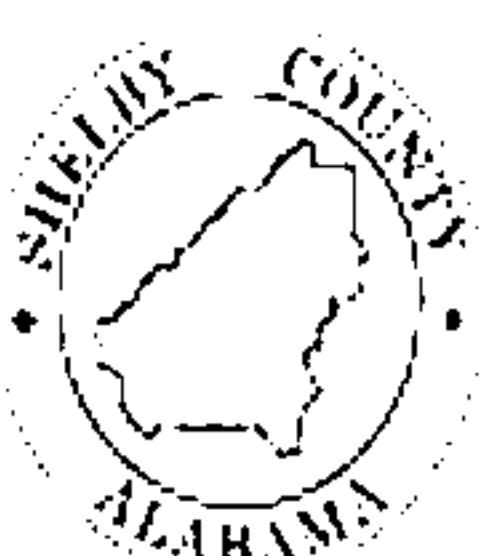
Date 7/11/2022

Print David Giger

Sign [Signature]

Unattested _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/19/2022 12:19:42 PM
 \$126.50 JOANN
 20220719000284390

Allen S. Boyd

Form RT-1