

STATE OF ALABAMA
COUNTY OF SHELBY

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09/14/2022 03:15:48 PM
FCDEEDS 1/3

FORECLOSURE DEED

KNOWN ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore on, to-wit, 12/30/2011, Billy E. Todd Jr., an Unmarried Man, as Mortgagor, executed a Real Estate Mortgage on the property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD. which is recorded as Instrument # 20120106000007190 in the Office of the Judge of Probate, Shelby County, Alabama on 01/06/2012 and subsequently assigned to J.P. Morgan Mortgage Acquisition Corp. and recorded as Instrument # 20220509000190320 on 05/09/2022, and,

WHEREAS, in and by said Real Estate Mortgage, the said 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 Courthouse door of said County, 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 consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said Real Estate Mortgage provided that in case of sale under the power and authority contained in same, the said 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 Real Estate Mortgage that the said 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 Real Estate Mortgage, and the said Mortgagee did declare all of the indebtedness secured by said Real Estate Mortgage due and payable and said Real Estate Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Real Estate Mortgage in the SHELBY COUNTY REPORTER, a newspaper published in SHELBY County, in its issues of 07/03/2022, 07/10/2022, and 07/17/2022; and,

WHEREAS, on 07/29/2022, 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 the said Mortgagee did offer for sale and sell at public outcry in front of the door of the Courthouse of Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, Susie Nailen, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Mortgagee; and,

WHEREAS, the highest and best bid for the property described in the aforementioned Real Estate Mortgage was the bid of ALAVEST, LLC, in the amount of \$206,000.00, which sum of money the said Mortgagee offered to credit on the indebtedness secured by said Real Estate Mortgage and said property was thereupon sold to the said ALAVEST, LLC;

NOW THEREFORE, in consideration of the premises and of a credit in the amount of \$206,000.00 on the indebtedness secured by said Real Estate Mortgage, the said Mortgagee by and through Susie Nailen, as Auctioneer conducting said sale and as Attorney-in-Fact for said Mortgagee, and the said Susie Nailen, as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said ALAVEST, LLC, the following described real property situated in SHELBY County, Alabama, to-wit:

LOT 48, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST, SECTOR 3, PHASE 3,
AS RECORDED IN MAP BOOK 39, PAGE 131, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above-described property unto ALAVEST, LLC, 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, the said Mortgagee has caused this instrument to be executed by and through Susie Nailen, as Auctioneer conducting this said sale and as Attorney-in-Fact, and Susie Nailen, as Auctioneer conducting said sale, has hereto set his hand and seal on this, the 15th day of August, 2022.

Susie Nailen
Susie Nailen, as Auctioneer and Attorney-in-Fact

Susie Nailen
Susie Nailen, as Auctioneer Conducting said Sale

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Susie Nailen, whose name as Auctioneer and Attorney-in-Fact for J.P. MORGAN MORTGAGE ACQUISITION CORP. 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 said Auctioneer and Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this, the 15 day of August, 2022.

Kim N. Smith
Notary Public, State of Alabama at Large
My Commission Expires: 10/5/2025

KIM N. SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES

This instrument was prepared by: Kent McPhail of Kent McPhail & Associates, LLC, 126 Government St., Mobile, AL 36602.

Send Tax Notice To: Alavest, LLC, 429 Lorna 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 Billy E. Todd, Jr.
 Mailing Address 321 Addison Drive
Calera, AL 35040

Grantee's Name Alavest, LLC
 Mailing Address 429 Lorna Square
Hoover, AL 35216

Property Address 321 Addison Drive
Calera, AL 35040

Date of Sale 7/29/2022Total Purchase Price \$ 206,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/14/2022 03:15:48 PM
 \$237.00 JOANN
 20220914000356920



The purchase price or actual value claim *Alavest, LLC* can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☒ Other bid at foreclosure sale☐ 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 8/15/2022Print Sylvia A. Weiss

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1