

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242

SEND TAX NOTICES TO:

AlaVest, LLC
429 Lorna Square
Hoover, AL 35216

GRANTOR

Charlie F. Butler, JR.
425 Ballantrae Rd
Pelham, AL 35124

GRANTEE

AlaVest, LLC
429 Lorna Square
Hoover, AL 35216

Property Address: 425 Ballantrae Rd, Pelham, AL 35124

Purchase Price: \$255,100.00

Sale Date: September 7, 2023

STATE OF ALABAMA
COUNTY OF SHELBY

)
)
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on April 12, 2021, Charlie F. Butler, JR., unmarried, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for New Day Financial, LLC, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on May 13, 2021, as Instrument Number 202105130000237840; and subsequently transferred and assigned to Freedom Mortgage Corporation, and said assignment being recorded on May 9, 2023 as Document Number 20230509000136310 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 Freedom Mortgage Corporation (“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 30, 2023, August 6, 2023, August 13, 2023; and

WHEREAS, on September 7, 2023, 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 Freedom Mortgage Corporation 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, Xome was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Freedom Mortgage Corporation; 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 \$255,100.00, which sum of money Freedom Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and the said Freedom Mortgage Corporation, by and through Michael Lindsey, as attorney for said Freedom Mortgage Corporation, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said AlaVest, LLC, the following described property situated in Shelby County, Alabama, to-wit:

LOT 1423, ACCORDING TO THE FINAL PLAT OF BRAEMAR AT BALLANTRAE, PHASE I, AS RECORDED IN MAP BOOK 37, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

More commonly known as: 425 Ballantrae Rd, Pelham, AL 35124

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, Freedom Mortgage Corporation has caused this instrument to be executed by and through Michael Lindsey, as attorney for said Transferee, and said Michael Lindsey, as attorney for said Transferee, has hereto set his hand and seal on this the 11th day of September, 2023.

Freedom Mortgage Corporation

By: 
Michael Lindsey, Attorney for Transferee

STATE OF MISSISSIPPI)
COUNTY OF LEFLORE)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Michael Lindsey, whose name as Attorney for Freedom Mortgage Corporation, 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 Freedom Mortgage Corporation 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 1st day of September, 2023.

14 day of September
[Signature]
 Notary Public
 My Commission Expires:



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

Grantor's Name Charlie F. Butler, Jr.
 Mailing Address 425 Ballantrae Rd
Pelahm, AL 35124

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

Property Address 425 Ballantrae Rd
Pelahm, AL 35124

Date of Sale 9/7/2023
 Total Purchase Price \$ 255,100.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/02/2023 02:38:27 PM
 \$289.50 BRITTANI
 20231002000294450

Allen S. Byrd

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 _____
☐ 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 9/29/2023

Print Audra Smith

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1