

**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 Sq  
Hoover, AL 35216

**GRANTOR**

Lisa H. Little  
1171 Eagle Park Rd  
Birmingham, AL 35242

**GRANTEE**

Alavest, LLC  
429 Lorna Sq  
Hoover, AL 35216

Property Address: 1171 Eagle Park Rd, Birmingham, AL 35242  
Purchase Price: \$184,003.00  
Sale Date: May 14, 2024

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
)

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that whereas heretofore on January 28, 2018, Lisa H. Little, Unmarried woman, executed a certain mortgage on the property hereinafter described to Regions Bank d/b/a Regions Mortgage, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on February 14, 2018, as Instrument Number 20180214000048560; 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 Regions Bank dba Regions Mortgage (“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 February 18, 2024, February 25, 2024, March 3, 2024 and on March 24, 2024; and

WHEREAS, on May 14, 2024, 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 Regions Bank dba Regions Mortgage 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, Kyle Berry was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Regions Bank dba Regions Mortgage; 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 \$184,003.00, which sum of money Regions Bank dba Regions Mortgage offered to credit on the indebtedness secured by said mortgage, and the said Regions Bank dba Regions Mortgage, by and through Michael Lindsey, as attorney for said Regions Bank dba Regions Mortgage, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Alavest, LLC, the following described property situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Eagle Point 12th Sector Phase I, as recorded in Map Book 22, Pages 43 A&B, in the Probate Office of Shelby County, Alabama

More commonly known as: 1171 Eagle Park Rd, Birmingham, AL 35242

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, Regions Bank dba Regions Mortgage 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 16<sup>th</sup> day of May, 2024.

Regions Bank dba Regions Mortgage

By: [Signature]  
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 Regions Bank dba Regions Mortgage, 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 Regions Bank dba Regions Mortgage 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 16<sup>th</sup> day of May, 2024.

[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 Regions Bank  
 Mailing Address d/b/a Regions Mortgage  
2050 Parkway Office Circle  
Birmingham, AL 35244

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

Property Address 1171 Eagle Park Road  
Birmingham, AL 35242  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 5-16-2024  
 Total Purchase Price \$ 184,003.00  
 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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other

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 5-16-2024

Print Jeff W. Parmer

\_\_\_\_ Unattested

(verified by)

Sign

Jeff W. Parmer

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/04/2024 01:32:29 PM  
 \$216.50 BRITTANI  
 20240604000166300

**Form RT-1**



*Alvin S. Boyd*