

THAT, WHEREAS, heretofore, on to-wit August 24, 1998, Teresa Diana Lacey, an unmarried woman, executed a certain mortgage on property hereinafter described to Central State Bank, which said mortgage is recorded in Instrument Number 1998-33780, in the Office of the Probate Judge in Shelby County, Alabama, and;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the same Central State Bank, did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of foreclosure of a said mortgage, by U. S. Mail and by publication in *The Shelby County Reporter*, a newspaper of general circulation, published in Shelby County, Alabama, in its issues of June 25, July 2 and July 9, 2024. WHEREAS, on the 16th day of July, 2024, the day on which said foreclosure sale 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 Burt W. Newsome as Attorney-in-Fact for the said Teresa Diana Lacey did offer for sale and sell at public outcry, at the Courthouse in Shelby County, Alabama, the property hereinafter described; and

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in the amount of Fifty- Eight Thousand and NO/100 Dollars (\$58,000.00) which sum of money Central State Bank, offered to apply to the costs of foreclosure and then to the remaining balance on the indebtedness secured by said mortgage, and said property was thereupon sold to Alavest, LLC.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and the amount of Fifty- Eight Thousand and NO/100 Dollars (\$58,000.00) , the said Teres Diana Lacey and Central State Bank, by and through Burt W. Newsome, the person acting as auctioneer and conducting said sale as their duly authorized agent and Attorney-in-Fact and Auctioneer do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Alavest, LLC AS IS, WHERE IS, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 22 South, Range 2 West; thence run westerly along the north line thereof a distance of 97.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 34 seconds and run southerly a distance of 332.90 feet; thence turn left 89 degrees 53 minutes 17 seconds and run easterly a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 43 seconds and run northerly a distance of 332.90 feet to the point of beginning.

Also, a 30 foot easement for ingress and egress, being more particularly described as follows: Commence at the NE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 22 South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right of way line of a public road; thence turn right and run northwesterly along said right of way line to the southwest corner of Reverend Kermit Todd, Jr's Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

Subject to restrictions, easements and rights of record.

The property address is: 173 Church Drive, Calera, AL 35040

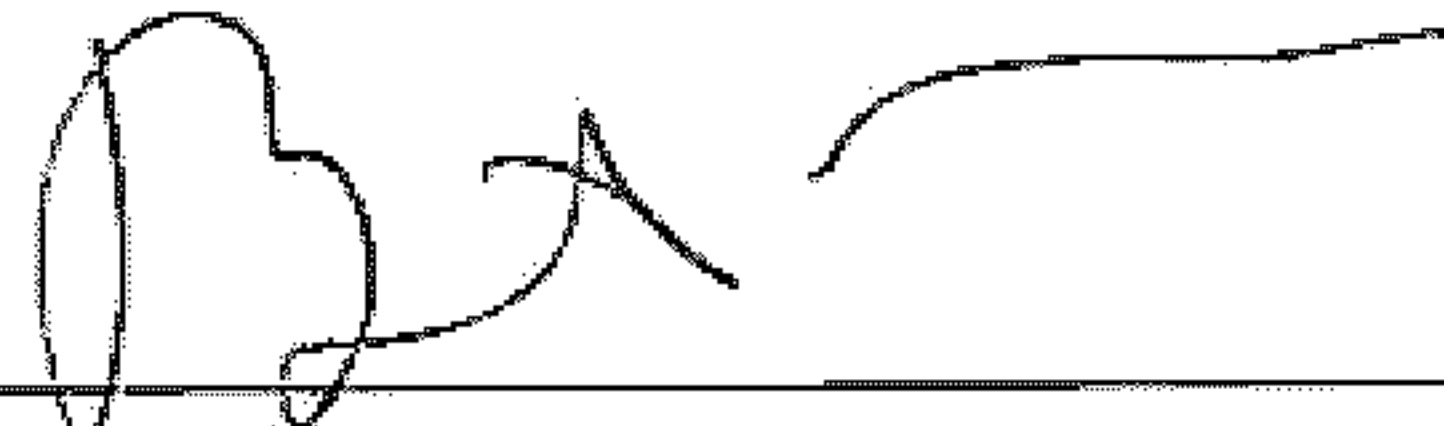
Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described, subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

TO HAVE AND TO HOLD the above described property unto the said Alavest, LLC, its successors and assigns forever; 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 and the United States

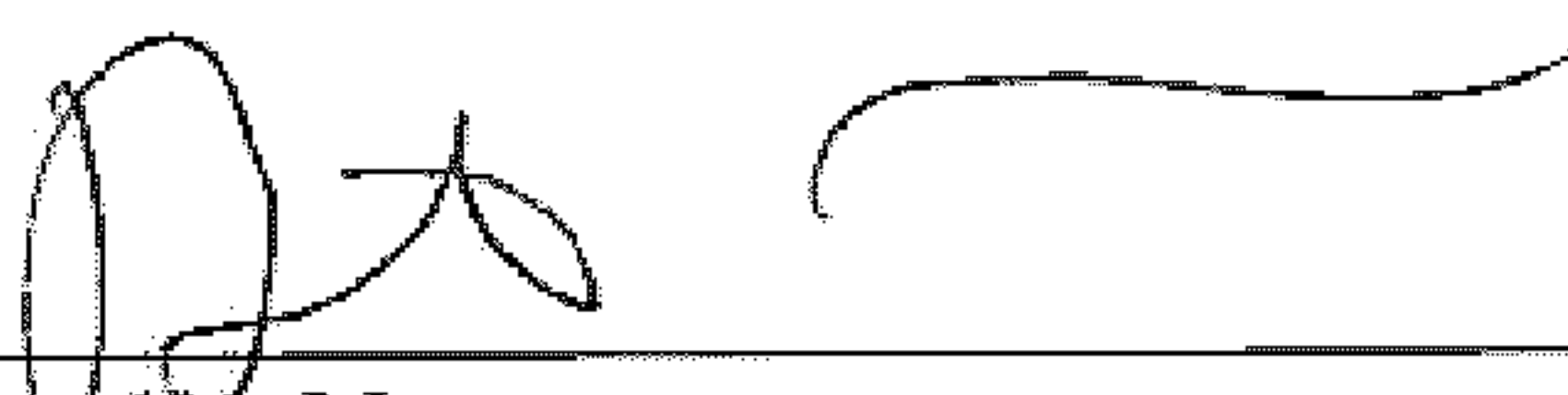
of America.

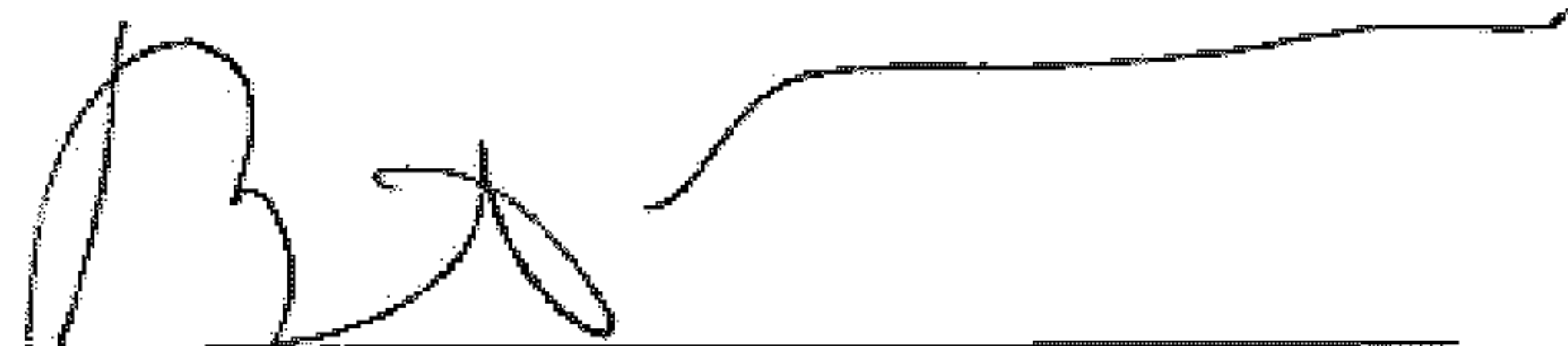
IN WITNESS WHEREOF, the said Teresa Diana Lacey and Central State Bank, have caused this instrument to be executed by and through Burt W. Newsome, as Auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and Burt W. Newsome has hereto set his hand and seal on this the 17th day of July, 2024.

Teresa Diana Lacey

BY: 
Burt W. Newsome
Attorney-in-Fact

Central State Bank

BY: 
Burt W. Newsome
as Attorney-In-Fact and Agent

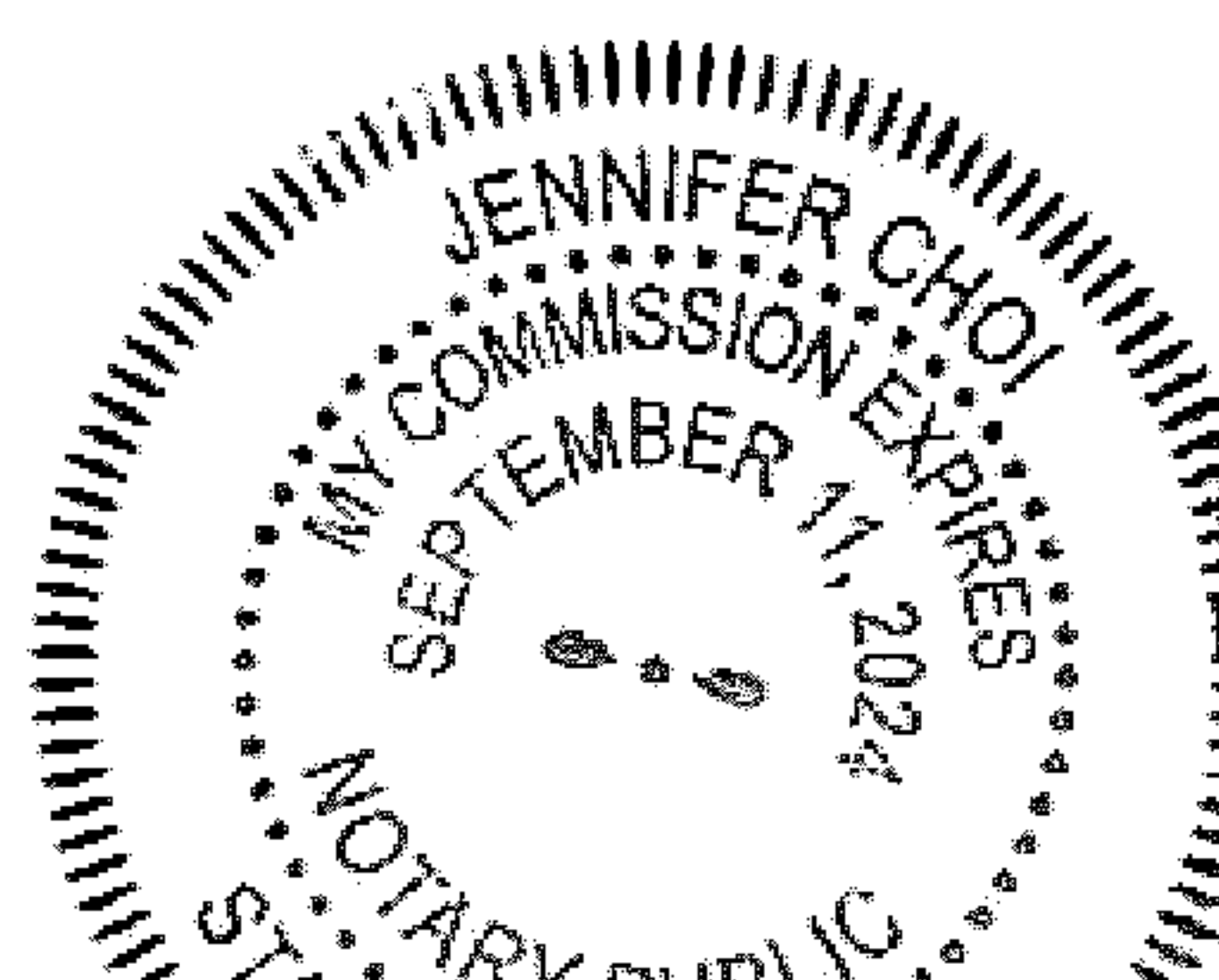
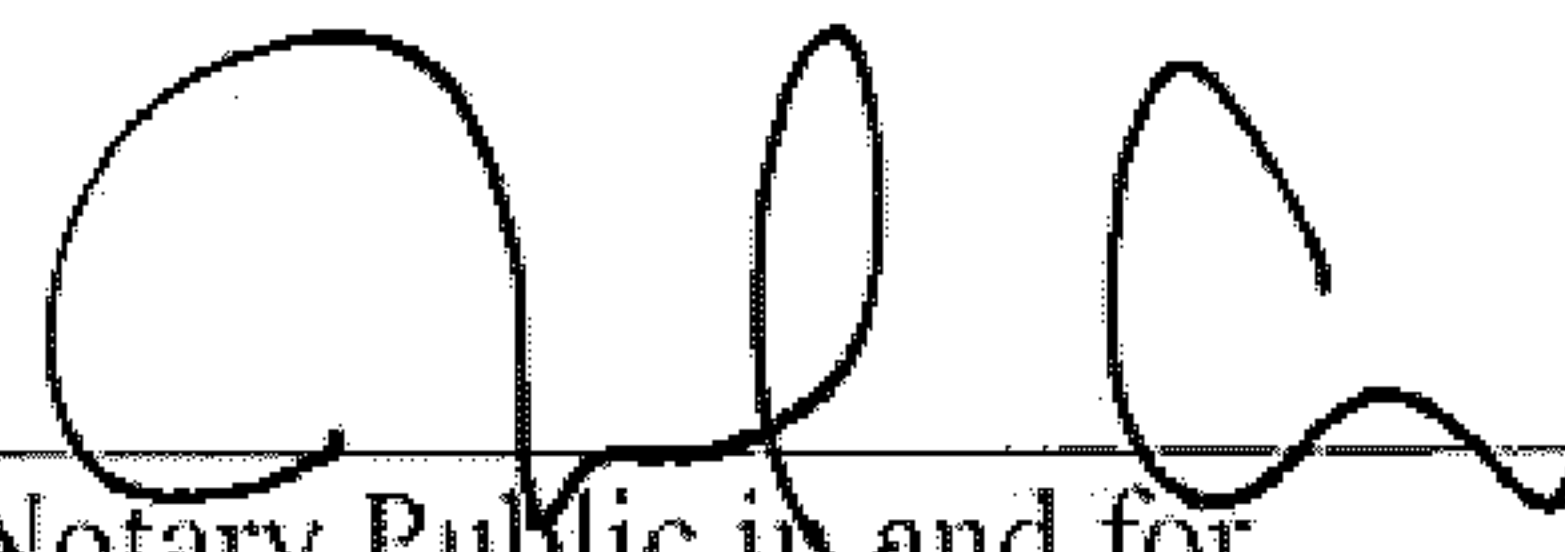
BY: 
Burt W. Newsome as the Auctioneer
and person making said sale

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that Burt W. Newsome whose name as Attorney-in-Fact for Teresa Diana Lacey, whose name as Attorney-in-Fact and agent for Central State Bank, is signed to the foregoing conveyance and whose name as Auctioneer and person making said sale, 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 such Attorney-in-Fact, agent, and as such Auctioneer executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 17th day of July, 2024.

 
Notary Public in and for
the State of Alabama at Large
My Commission Expires 9/11/2024

INSTRUMENT PREPARED BY:
BURT W. NEWSOME
NEWSOME LAW, LLC
ATTORNEYS AT LAW
Post Office Box 382753
Birmingham, Alabama 35238
(205) 747-1970

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

Grantor's Name Central State Bank
 Mailing Address 11025 AL 25
Calera, AL 35040

Grantee's Name Alavest, LLC
 Mailing Address 429 Lorna Square
Hoover, AL 35023

Property Address 173 Church Drive
Calera, AL 35040

Date of Sale 7-17-2024
 Total Purchase Price \$ 58,000.00
 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 7-17-2024Print Jeff W. Parmer

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk (verified by)
 Shelby County, AL
 07/26/2024 01:08:21 PM
 \$89.00 JOANN
 20240726000231140

Sign

Jeff W. Parmer

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1Allen S. Bayl