

This Instrument Prepared By:

Lori C. Baird  
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Tuscaloosa, AL 35403  
(205) 344-5000

STATE OF ALABAMA                   \*  
  \*  
COUNTY OF SHELBY                \*

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS That, whereas: On the 21<sup>st</sup> day of May 1999, LARRY AVERY, a married person, and LULA AVERY, his wife, executed a certain mortgage on the property hereinafter described to ASSOCIATES HOUSING FINANCE, LLC, which said mortgage is recorded in Inst. #1999-22568, and re-recorded in Inst. #20050617000300830, in the office of the Probate Judge of Shelby County, Alabama; said mortgage having been subsequently assigned to VANDERBILT MORTGAGE AND FINANCE, INC., by Assignment of Mortgage recorded in said office in Inst. #20220826000335130; 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 Courthouse door in the City of Columbiana, Shelby County, 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 (3) 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 the said VANDERBILT MORTGAGE AND FINANCE, INC., 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 the foreclosure of said

mortgage by publication in the *Shelby County Reporter*, a newspaper published in Shelby County, Alabama, in its issues of January 19, January 26, and February 2, 2025; and

WHEREAS, on February 13, 2025, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, the foreclosure was duly and properly conducted, and VANDERBILT MORTGAGE AND FINANCE, INC., did offer for sale and sell at public outcry in front of the main entrance of the Courthouse in Columbiana, Shelby County, Alabama, the property hereinafter described; 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 Twenty-Four Thousand Five Hundred Ninety-Eight and 00/100 (\$24,598.00) Dollars, and said property was thereupon sold to ALAVEST, LLC.

NOW THEREFORE, in consideration of the premises and of payment in the amount of Twenty-Four Thousand Five Hundred Ninety-Eight and 00/100 (\$24,598.00) Dollars by ALAVEST, LLC, to VANDERBILT MORTGAGE AND FINANCE, INC., VANDERBILT MORTGAGE AND FINANCE, INC., by and through LORI C. BAIRD, its Attorney in Fact, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said ALAVEST, LLC, the following described real estate, AS IS, WHERE IS, situated in Shelby County, Alabama, to-wit:


Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East; thence run East along said 1/4 – 1/4 line a distance of 169.05 feet to the Point of Beginning; thence continue along last described course a distance of 403.00 feet to the right of way of State Hwy 25; thence turn an angle of 68 degrees 43 minutes 36 seconds left and run along said right of way a distance of 232.11 feet; thence turn an angle of 111 degrees 16 minutes 24 seconds left and run a distance of 403.00 feet; thence turn an angle of 68 degree 43 minutes 36 seconds left and run a distance of 232.11 feet to the point of beginning. According to the survey of Rodney Shiflett, dated March 2, 1999.

INCLUDING a security interest in one (1) 1999 Indies House 28' x 72' manufactured home, Serial No. AL2876-199-1687AB.

TO HAVE AND TO HOLD the above-described property unto ALAVEST, LLC, its heirs, successors and assigns forever; subject, however, to any easements, encumbrances, liens and exceptions reflected in the records of the office of the Probate Judge, and to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama. This property is conveyed "AS IS, WHERE IS" without warranty or recourse, expressed or implied, as to title or use and enjoyment.

IN WITNESS WHEREOF, VANDERBILT MORTGAGE AND FINANCE, INC., has caused this instrument to be executed by and through LORI C. BAIRD, its Attorney in Fact, who has hereunto set her hand and seal on this the 13<sup>th</sup> day of February 2025.

VANDERBILT MORTGAGE AND FINANCE, INC.

By   
LORI C. BAIRD  
Its Attorney in Fact

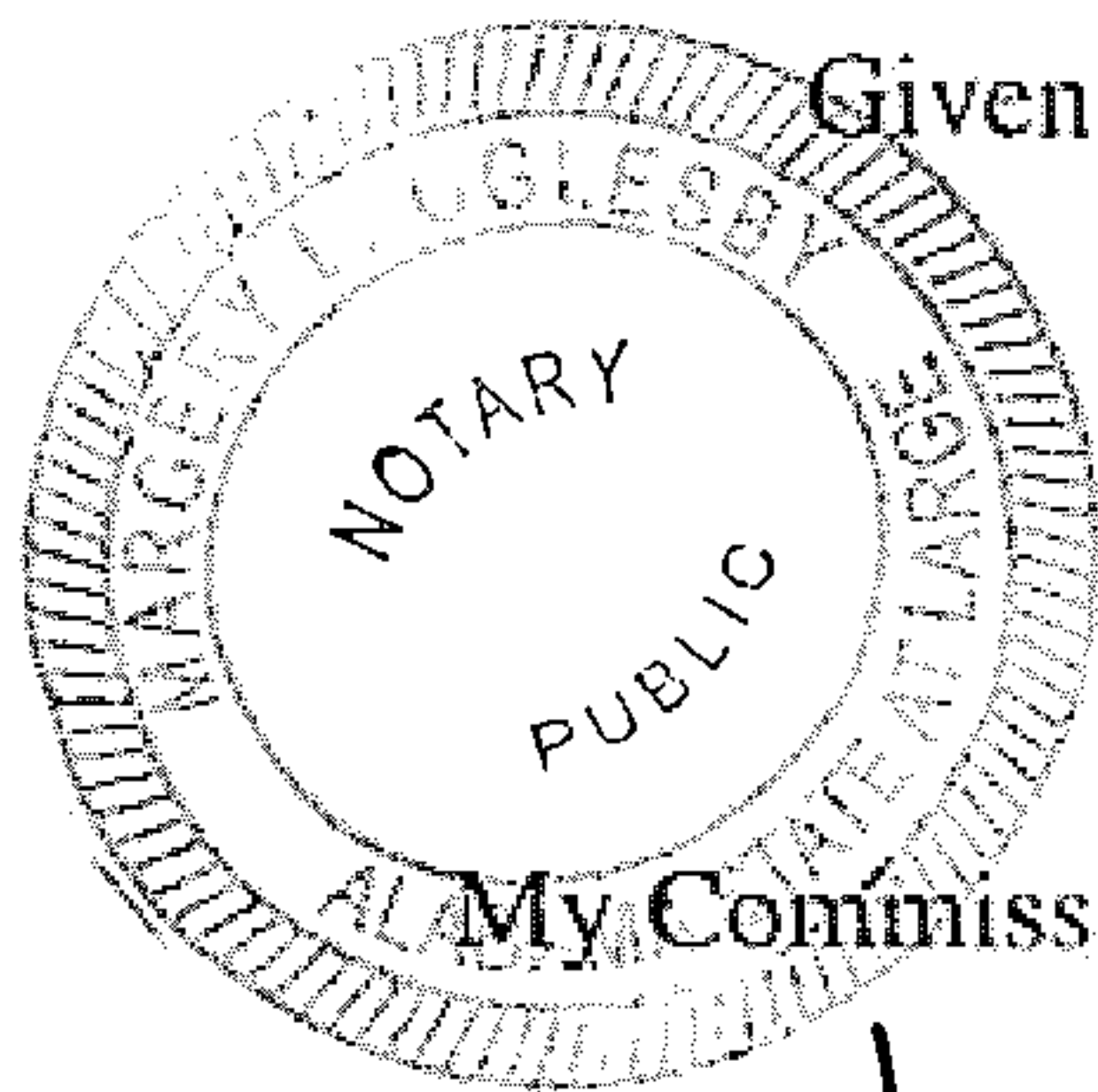
STATE OF ALABAMA \*

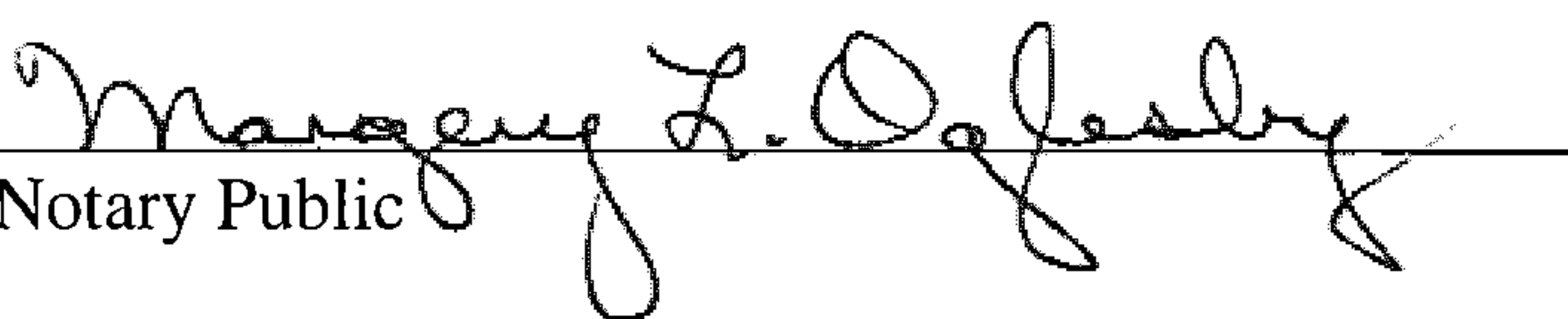
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COUNTY OF TUSCALOOSA \*

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that LORI C. BAIRD, whose name as Attorney in Fact for VANDERBILT MORTGAGE AND FINANCE, INC., 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, she, with full authority in her capacity as said Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13<sup>th</sup> day of February 2025.



  
Notary Public

My Commission Expires:

08/04/2027



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Vanderbilt Mortgage and Finance, Inc.	Grantee's Name	Alavest, LLC
Mailing Address	PO Box 9800	Mailing Address	429 Lorna Sq
	Maryville, TN 37802		Hoover, AL 35216
Property Address	5 Avery Dr	Date of Sale	02/13/2025
	Wilsonville, AL 35186	Total Purchase Price	\$
		or	
		Actual Value	\$ 24,598.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	Successful Foreclosure Bid

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.

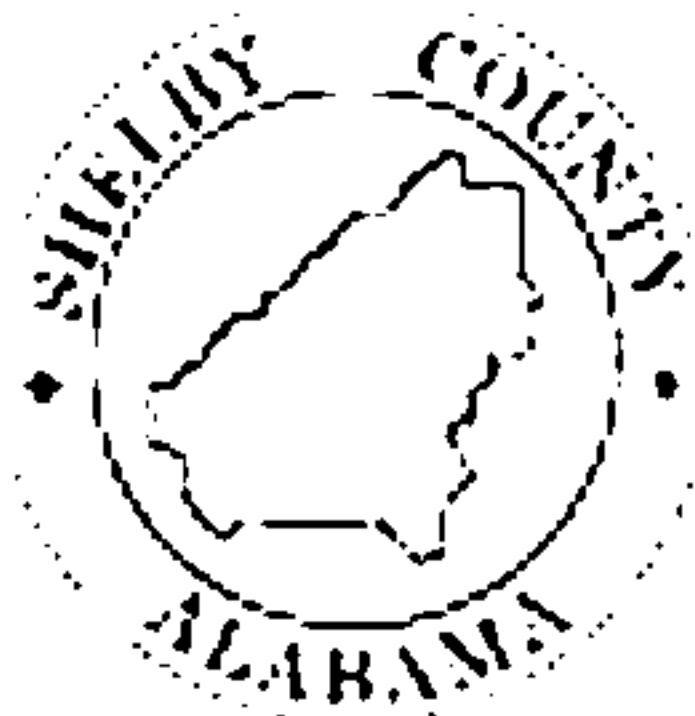
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	2/24/25	Print	Jessica Vitch
Unattested		Sign	Jessica Vitch
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/24/2025 03:08:21 PM  
\$60.00 MELISSA  
20250224000054690

Alvin S. Bayl