

SEND TAX NOTICE TO:
AlaVest, LLC
429 Lorna Sq.
Birmingham AL 35216

20250612000181420
06/12/2025 03:08:36 PM
FCDEEDS 1/5

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, November 4, 2020, Bryan A McClelland, Sr., a married man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation, which said mortgage was recorded in Instrument No. 20201106000506510 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to Lakeview Loan Servicing, LLC by instrument recorded in Instrument No. 20230227000052420 in the aforesaid Probate Office Transferee and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, 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 County 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Lakeview Loan Servicing, LLC did declare all of the indebtedness secured by 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 of general circulation published in Shelby County, Alabama, in its issues of April 20, 2025, April 27, 2025 and May 4, 2025; and

WHEREAS, on May 20, 2025, 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 conducted, and Lakeview Loan Servicing, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, AlaVest, LLC was the highest bidder and best bidder in the amount of Three Hundred Two Thousand Five Hundred And 00/100 Dollars (\$302,500.00) on the indebtedness secured by said mortgage, the said Lakeview Loan Servicing, LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim and convey unto AlaVest, LLC all of its right, title, and interest in and to the following described property situated in Shelby, County, Alabama, to-wit:

Parcel I:

Parcel 4-A2 according to the map of Oglesby Amendment to Shelby Shores as recorded in Map Book 13, Page 34, being a resurvey of Lot 4-A, 1986 Addition to Shelby Shores as recorded in Map Book 10, Page 51, in the Probate Office of Shelby County, Alabama. ALSO A parcel of land in the East 1/2 of the SE 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of Parcel 4-A of the 1986 addition to Shelby Shores are recorded in the Office of the Judge of Probate of Shelby County, Alabama: thence run Southeasterly along the Southwest line of said Parcel 4-A a distance of 1407.47 feet; thence turn left 41 degrees 34 minutes 40 seconds and continue along the Southwest line of said Parcel 4-A a distance of 200.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 60 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northwest 222.97 feet; thence turn right 41 degrees 54 minutes 40 seconds and continue Northwest 1432.85 feet to a point on the Southeast Right-of-Way and Shelby County Highway #42; thence turn right 92 degrees 19 minutes 10 seconds and run Northeast along said Right of Way 60 feet to the Point of Beginning. According to survey of Amos Cory, P.L.S. 10550, dated September 18, 1987.

Parcel II:

Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, and run thence Easterly along the North line of said Quarter-Quarter 330.79 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly 426.69 feet to a point on the Southerly margin of Shelby County Highway No. 42; thence run 154 degrees 09 minutes 23 seconds right and run Southeasterly 1,031.95 feet to a steel pin corner and the Point of Beginning of the property being described; thence continue along last described course 335.94 feet to a steel pin corner; thence turn 138 degrees 05 minutes 20 seconds right and run Westerly 250.01 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds right and run Northerly 224.40 feet to the Point of Beginning. According to survey of Joseph F. Conn, R.L.S. 9049, dated July 24, 1996.

Parcel III:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, thence run East along the South line thereof 325.37 feet; thence 90 degrees left run Northerly 426.69 feet to the Southerly Right of Way of Shelby County Highway 42 and the Point of Beginning; thence 154 degrees 09 minutes 23 seconds right run Northeasterly along said Right of Way 60.00 feet; thence turn 87 degrees 40 minutes

50 seconds right run Southeasterly 1394.19 feet; thence 81 degrees 06 minutes 02 seconds right run Southwesterly 60.61 feet; thence 98 degrees 53 minutes 58 seconds right run Northwesterly 1406.00 feet to the Point of Beginning.

Being one and the same as that parcel described in mortgage recorded in Instrument Number 20201106000506510.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto AlaVest, LLC, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Lakeview Loan Servicing, LLC, has caused this instrument to be executed by and through Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 10th day of June, 2025

Lakeview Loan Servicing, LLC

By: Tiffany & Bosco, P.A.

Its: Attorney

By:

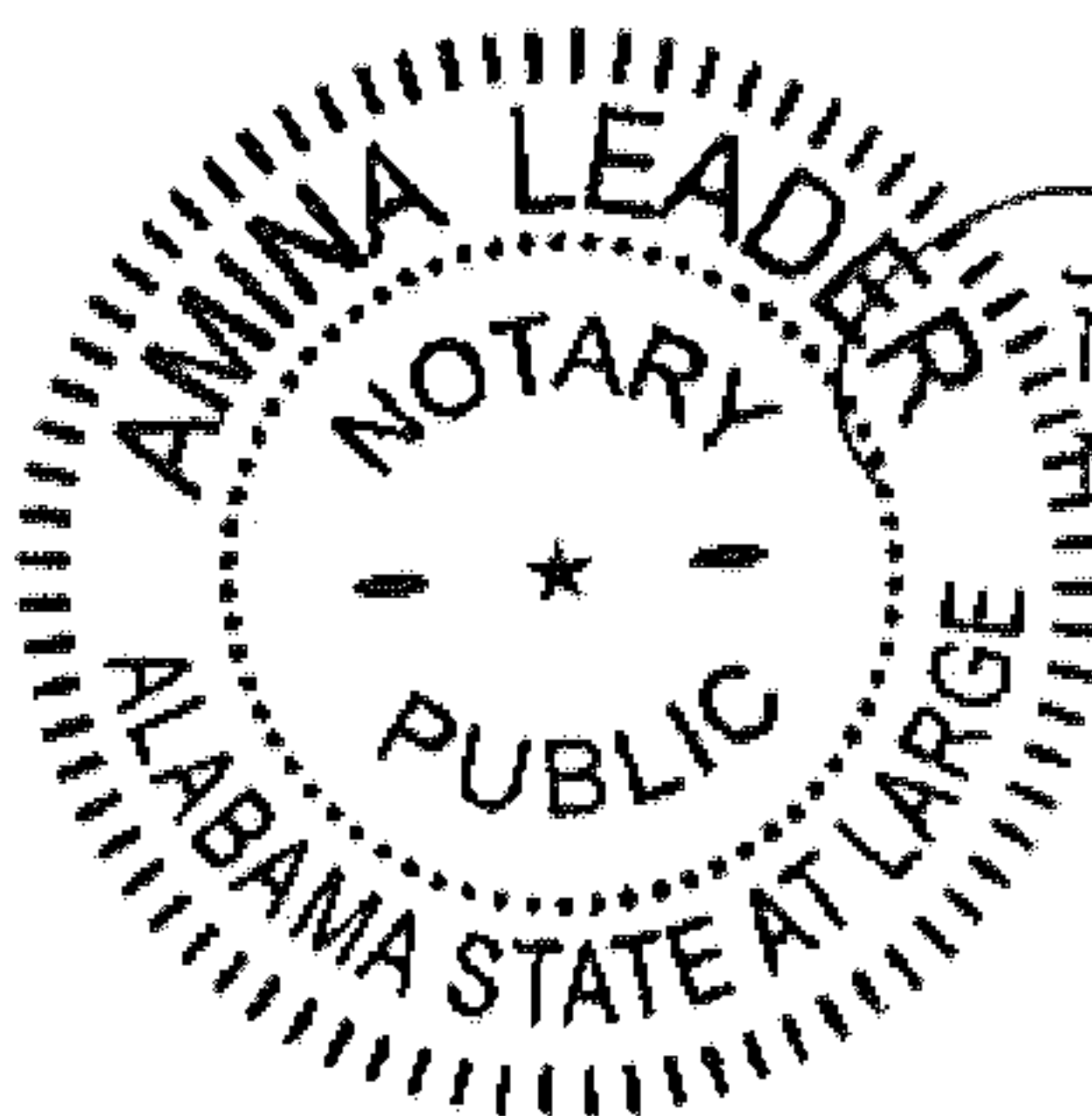
Ginny Rutledge, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Rutledge, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney for Lakeview Loan Servicing, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 10th day of June, 2025



Amina Leader
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 02/16/2027

This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2501 20th Place South
Suite 300
Homewood, Alabama 35223
TB File No.: 25-03174-MT-AL

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

Grantor's Name Bryan A McClelland, Sr
 Lakeview Loan Servicing, LLC

Grantee's Name AlaVest, LLC

Mailing Address c/o M&T Bank
 1 Fountain Plaza 7th Floor
 Buffalo, NY 14203

Mailing Address 429 Lorna Sq.
 Birmingham, AL 35216

Property Address 511 Wallace Dr, Shelby, AL
 35143

Date of Sale May 20, 2025

Total Purchase Price \$302,500.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ 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.

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).

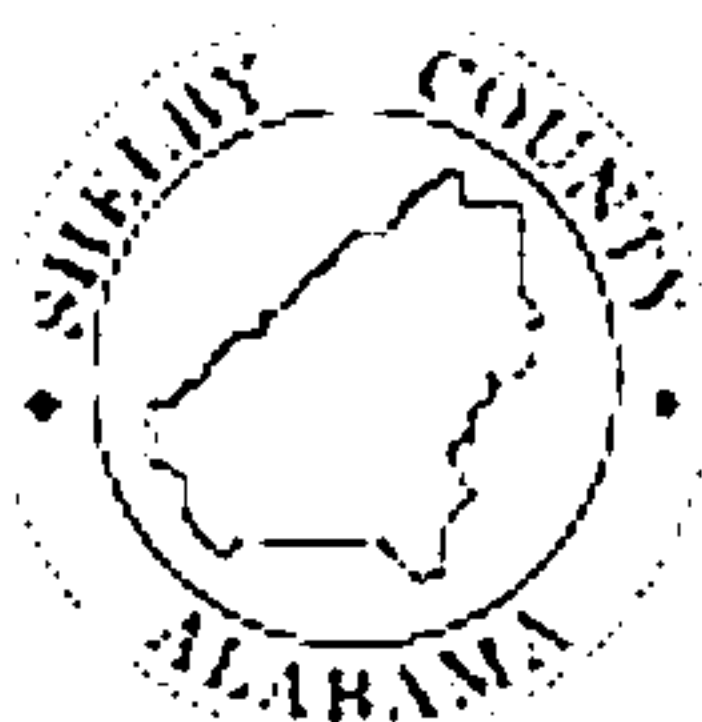
Date 6/9/25

Print P. Andre Benefield

☐ Unattested

(verified by)

Sign [Signature]
 (Grantor / Grantee / Owner / Agent) Circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/12/2025 03:08:36 PM
 \$339.50 JOANN
 20250612000181420

Allen S. Bayl