

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20090206000040810 1/2 \$1086.00
Shelby Cnty Judge of Probate, AL
02/06/2009 01:35:34PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, heretofore, on to-wit: March 28, 2007, Charles S. Givianpour and Consetta Givianpour a/k/a Concetta Givianpour husband and wife, Mortgagors, executed a certain mortgage to Mortgage Electronic Registrations Systems, Inc., as nominee for Loan America, Inc., said mortgage being recorded in Instrument No. 20070406000158550, in the Probate Office of Shelby County, Alabama; and

WHEREAS, the said Mortgage Electronic Registrations Systems, Inc., as nominee for Loan America, Inc. *transferred and assigned said mortgage and the debt thereby secured to First National Bank of Arizona, being recorded in Instrument No. 20080603000223480, aforesaid records, and First National Bank of Arizona, is now the holder and owner of said mortgage and debt.*

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said, First National Bank of Arizona, as Transferee, did declare all of the indebtedness secured by the 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 in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of June 25, July 2 and 9, 2008, said sale being continued to August 27, 2008, notice of said continuation being published in said newspaper on August 6, 2008; said sale being continued to October 1, 2008, notice of said continuation being published in said newspaper on September 10, 2008, said sale being continued to December 3, 2008, notice of said continuation being published in said newspaper on October 15, 2008, said sale being finally continued to February 4, 2009, notice of said continuation being published in said newspaper on December 17, 2008; and

WHEREAS, on February 4, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the First National Bank of Arizona, as Transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of PennyMac Loan Services, LLC in the amount of One Million Sixty Eight Thousand Six Hundred Ninety Nine and 98/100 Dollars (\$1,068.699.98) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to PennyMac Loan Services, LLC; and

WHEREAS, W. L. Longshore, III conducted said sale on behalf of the said First National Bank of Arizona; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of One Million Sixty Eight Thousand Six Hundred Ninety Nine and 98/100 Dollars (\$1,068.699.98), Charles S. Givianpour and Consetta Givianpour a/k/a Concetta Givianpour husband and wife, Mortgagors, by and through the said PennyMac Loan Services, LLC, as Transferee, do grant, bargain, sell and convey unto PennyMac Loan Services, LLC, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 7A, according to the Survey of St. Charles at Greystone Phase, III,
as recorded in Map Book 23, Page 16, in the Probate Office of Shelby
County, Alabama.

TO HAVE AND TO HOLD, the above described property unto PennyMac Loan
Services, 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.

IN WITNESS WHEREOF, the said Charles S. Givianpour and Consetta
Givianpour a/k/a Concetta Givianpour husband and wife, Mortgagors, by the said First
National Bank of Arizona, as Transferee, by W. L. Longshore, III, as auctioneer
conducting said sale caused these presents to be executed on this the 4th day of
February, 2009.

**CHARLES S. GIVIANOUR
AND
CONSETTA GIVIANPOUR
A/K/A
CONCETTA GIVIANPOUR
HUSBAND AND WIFE,
MORTGAGORS**

**By: FIRST NATIONAL BANK
OF ARIZONA,
TRANSFEREE**

By: _____

W. L. Longshore, III
**W. L. Longshore, III
Auctioneer**

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that W. L. Longshore, III whose name as auctioneer for the said First National
Bank of Arizona, 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 this
conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this the 4th day of February, 2009.

Shelby County, AL 02/06/2009
State of Alabama

Deed Tax: \$1069.00

Connie Lady

NOTARY PUBLIC

My Commission Expires: 07/10/2010

THIS INSTRUMENT PREPARED BY:

**W. L. Longshore, III
Longshore, Buck & Longshore, P.C.
2009 Second Avenue North
Birmingham, Alabama 35203-3703
(205) 252-7661**

ADDRESS OF GRANTEE:

**PENNYMAC LOAN SERVICES, LLC
27001 Agoura Road, Suite 350
Calabasas, CA 91301**



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