

PREPARED BY: JAMES TARLTON
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181
J1100621AL


20110624000184600 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/24/2011 08:52:27 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on November 8, 2004, **David E. Parker and Lorna D. Parker, husband and wife, Party of the First Part**, executed a certain mortgage to **Hometown Mortgage Services, Inc., party of the second part** which said mortgage is recorded in Instrument No. 20041110000619770, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to PennyMac Loan Services, LLC; and Instrument No. 20110624000184590

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and PennyMac Loan Services, LLC 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 publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of 03/09/2011, 03/16/2011 & 03/23/2011; and

WHEREAS, on March 31, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, 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 **THREE HUNDRED SIXTY-SEVEN THOUSAND TWENTY-TWO AND 00/100 DOLLARS (\$367,022.00)**; and said property was thereupon sold to PennyMac Loan Services, LLC; and

WHEREAS, Eran Clark, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any 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 THREE HUNDRED SIXTY-SEVEN THOUSAND TWENTY-TWO AND 00/100 DOLLARS (\$367,022.00), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto PennyMac Loan Services, LLC, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF STONEBRIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 20, PAGE 23 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. A.P.N. # : 09-3-06-0-005-003.000

SOURCE OF TITLE: Book 1999 Page 28566

FILE NO.: 1110.J1100621AL

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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, David E. Parker and Lorna D. Parker, husband and wife and PennyMac Loan Services, LLC have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 31st day of March, 2011.

BY:

AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fran Clark, whose name as attorney-in-fact and auctioneer for David E. Parker and Lorna D. Parker, husband and wife and PennyMac Loan Services, LLC, 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/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2011.

Melody Davis
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES 07-27-2011

Grantee Name / Send tax notice to:

ATTN:

PennyMac Home Loan Solutions

270001 Agoura Rd, Suite 350

Agoura Hills, CA 91301