

RETURN TO:

RCO Legal, P.C.
1587 Northeast Expressway
Atlanta, Georgia 30329

20140821000261700

08/21/2014 08:44:55 AM

FCDEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on October 29, 1998, **William J. Sargent and Candace K. Sargent, Husband and Wife , Party of the First Part**, executed a certain mortgage to **New South Federal Savings Bank, party of the second part** which said mortgage is recorded in Instrument No. 1998-44246 and re-recorded in Instrument No. 1998-49259, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to LPP Mortgage LTD, in Instrument No. 201009170003606410; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and LPP Mortgage LTD 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 Reporter , a newspaper of general circulation in Shelby County, Alabama, in its issues of 04/16/2014, 04/23/2014, 04/30/2014, 06/04/2014; and

WHEREAS, on July 10, 2014, 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 LPP Mortgage LTD in the amount of **EIGHTY-ONE THOUSAND FOUR HUNDRED FIFTY-EIGHT DOLLARS AND TWELVE CENTS (\$81,458.12)**; and said property was thereupon sold to LPP Mortgage LTD; and

WHEREAS, Reed Hudson 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 **EIGHTY-ONE THOUSAND FOUR HUNDRED FIFTY-EIGHT DOLLARS AND TWELVE CENTS (\$81,458.12)**, 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 LPP Mortgage LTD, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 20A, according to a Resurvey of Lots 1 through 23, Hidden Creek, as recorded in Map Book 24, Page 7, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 1998-44245

TO HAVE AND TO HOLD the above described property unto LPP Mortgage LTD, subject however to the File No.: 1R268214 10.11.12 Foreclosure Deed

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, William J. Sargent and Candace K. Sargent, Husband and Wife and LPP Mortgage LTD have set their hands and seals by their said attorney-in-fact and auctioneer at said sale.

BY:

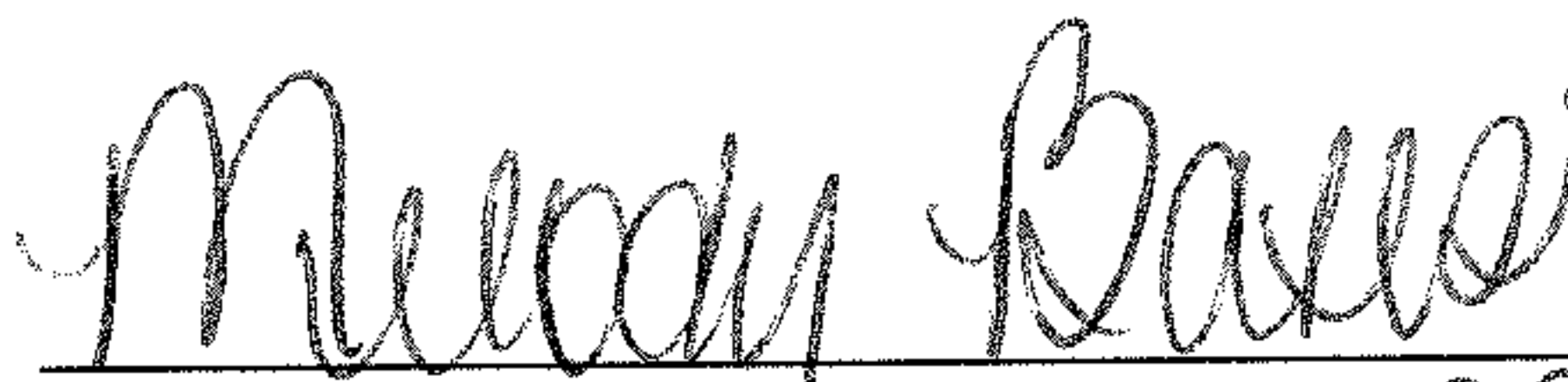


AS: Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reed Hudson 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 10th day of July, 2014.



NOTARY PUBLIC

My Commission Expires:

7/29/15

Grantee Name / Send tax notice to:

ATTN:

LPP Mortgage LTD

6000 Legacy Drive

Plano, TX 75023

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Real Estate Sales Validation Form

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

Grantor's Name William and Candace Sargent
 Mailing Address _____

Grantee's Name LPP Mortgage LTD
 Mailing Address 6000 Legacy Drive
Plano TX 75023

Property Address 138 Hidden Creek Circle
Pelham AL 35124

Date of Sale 07/10/2014
 Total Purchase Price \$ 81,458.12



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/21/2014 08:44:55 AM
 \$24.00 JESSICA
 20140821000261700

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 Sale
☐ 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.

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 7/10/14

Print Darrien Jones

Unattested

Sign _____
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1