

20140922000295830 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
09/22/2014 09:44:17 AM FILED/CERT

Send Tax Notice to:
Planet Home Lending, LLC f/k/a Green Planet Servicing, LLC
321 Research Parkway, Suite 303
Meriden, CT 06450

Source of Title
Instrument #20080407000139700

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL PERSONS BY THESE PRESENTS: That James C. Jones Jr. and Gena P. Jones, husband and wife, did, on to-wit, February 18, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Amerigroup Mortgage Corporation, A Division of Mortgage Investors Corporation in the original principal amount of \$178,876.00, which mortgage is recorded on February 26, 2010, as Instrument #20100226000058140, as last assigned to Planet Home Lending, LLC, by virtue of that Assignment of Mortgage dated April 14, 2014 and recorded in the Office of the Judge of Probate of Shelby County, Alabama on April 21, 2014, as Instrument #20140421000115100.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Planet Home Lending, LLC did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, on May 21, 2014, May 28, 2014, June 04, 2014, July 02, 2014 and August 06, 2014; and

WHEREAS, on August 19, 2014, 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 Planet Home Lending, LLC did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Planet Home Lending, LLC in the amount of one hundred twenty-three thousand three hundred twenty-three dollars and 00/100 (\$123,323.00), which sum Planet Home Lending, LLC paid, cash in hand to credit against the indebtedness secured by said mortgage, and said property was thereupon sold to Planet Home Lending, LLC; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property and authorized the Mortgagee or Auctioneer or any person conducting said

sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and payment of one hundred twenty-three thousand three hundred twenty-three dollars and 00/100 (\$123,323.00), on the indebtedness secured by said mortgage, James C. Jones Jr. and Gena P. Jones, acting by and through the said Planet Home Lending, LLC, by Reed Hudson, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said Planet Home Lending, LLC, by Reed Hudson, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Reed Hudson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Planet Home Lending, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 406, ACCORDING TO THE SURVEY OF SHELBY FOREST ESTATES, 4TH SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Known As: 935 Shelby Forest Way, Chelsea, Alabama 35043.

TO HAVE AND TO HOLD the above described property unto Planet Home Lending, LLC, forever; subject, however, to the statutory rights 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 Planet Home Lending, LLC, has caused this instrument to be executed by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Reed Hudson has executed this instrument in his capacity as such auctioneer on this the 19th day of AUGUST, 2014.

JAMES C. JONES JR. AND GENA P. JONES

Mortgagors

By: PLANET HOME LENDING, LLC
Mortgagee or Transferee of Mortgagee

By: 

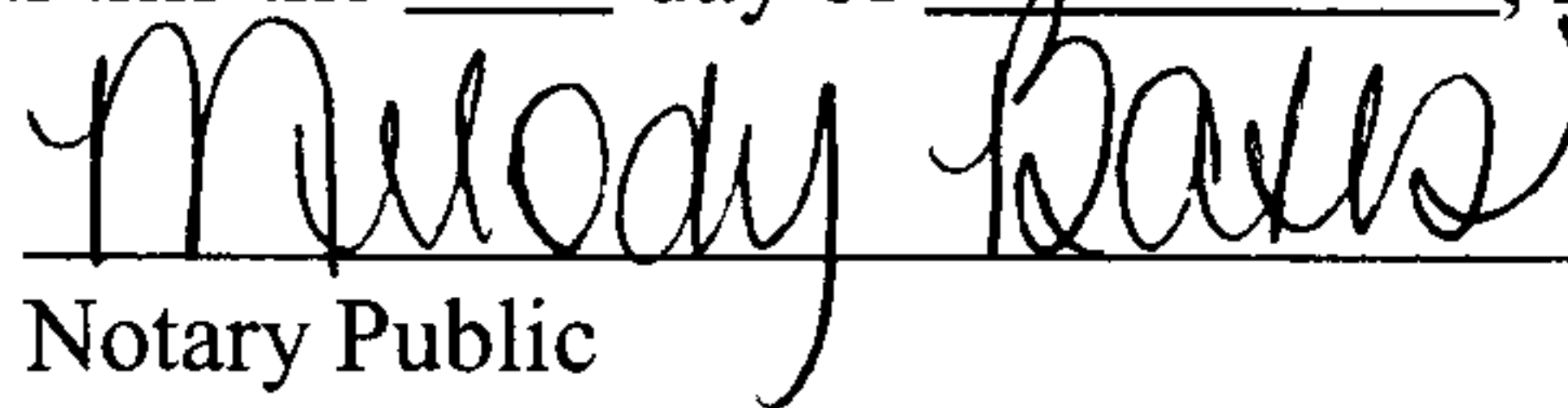
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee – REED HUDSON


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STATE OF ALABAMA
CULLMAN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that REED HUDSON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, he in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of AUGUST, 2014.

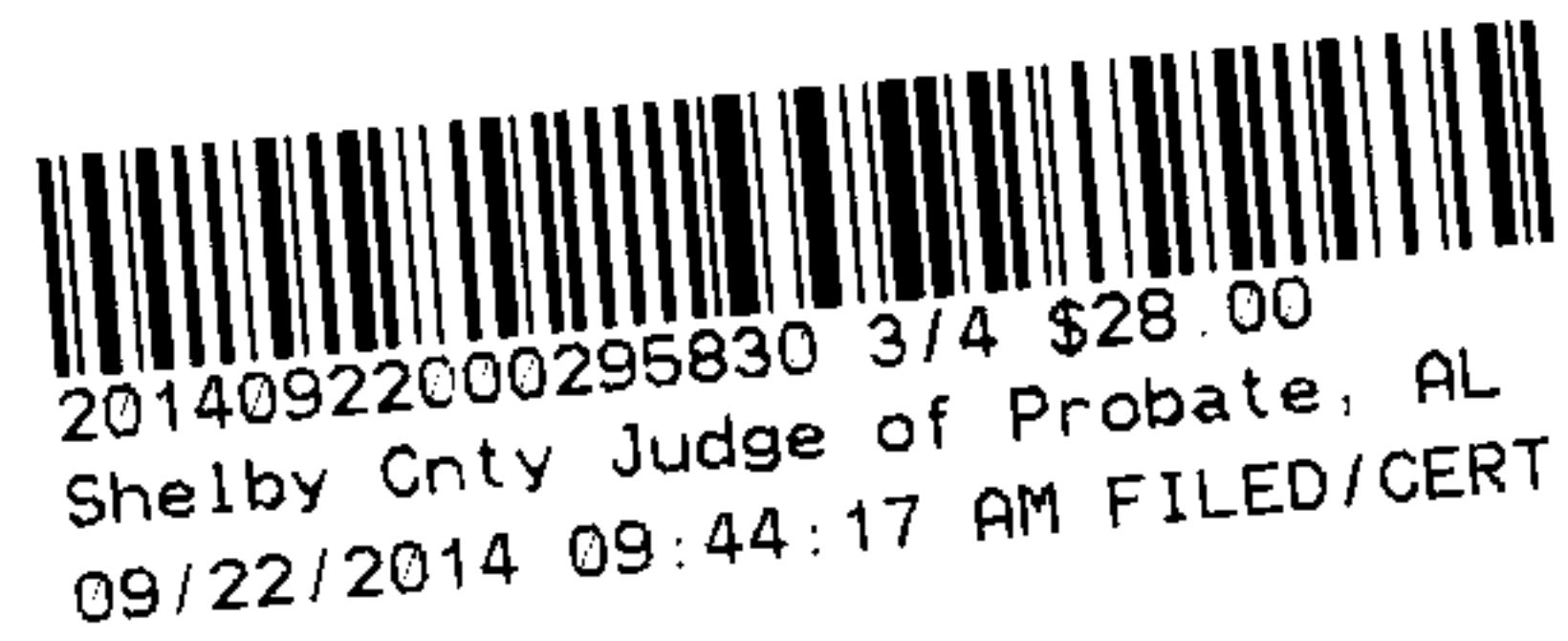


Notary Public

My Commission Expires: 07/29/2015

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON
Address: SOLOMON | BAGGETT, LLC
40 Technology Parkway South, Suite 202
Norcross, Georgia 30092



Real Estate Sales Validation Form

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

Grantor's Name James C. Jones Jr. and Gena P. Jones
Mailing Address 935 Shelby Forest Way
Chelsea, AL 35043

Grantee's Name Planet Home Lending, LLC
Mailing Address 321 Research Parkway, Suite 303
Meriden, CT 06450

Property Address 935 Shelby Forest Way
Chelsea, AL 35043

Date of Sale August 19, 2014
Total Purchase Price \$ 123,323.00

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 DEED
☐ 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 8/19/2014

Print ROBERT J. SOLOMON

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one
ATTORNEY FOR

Form RT-1

