


SEND TAX NOTICE TO:
PennyMac
6101 Condor Drive
Moorpark, CA 93021


20150211000044240 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
02/11/2015 10:57:12 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd day of October, 1999, Patrick C. Griffin and Sonia V. Griffin, executed that certain mortgage on real property hereinafter described to Travelers Bank & Trust, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1999-44086, said mortgage having subsequently been transferred and assigned to PennyMac Holdings, LLC, by instrument recorded in Instrument Number 20130321000116670, 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 PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, 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 January 14, 2015, January 21, 2015, and January 28, 2015; and

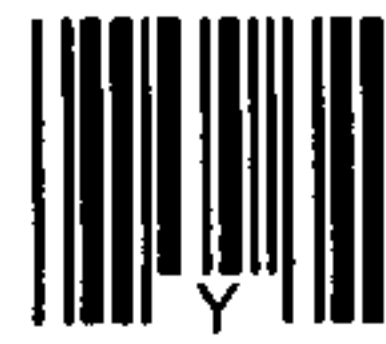
WHEREAS, on February 2, 2015, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, LLC; and

WHEREAS, PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, LLC was the highest bidder and best bidder in the amount of Fifty-Two Thousand One Hundred Fifty-One And 00/100 Dollars (\$52,151.00) on the indebtedness secured by said mortgage, the said PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, LLC, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 24, Township 20 South, Range 2 West, Shelby County, Alabama; thence Easterly along the south line of said quarter-quarter section for a distance of 556.05 feet for the Point Of Beginning; thence continue continuing Easterly along said line, a distance of 279.42 feet; thence turn an angle to the left of 89 degrees 37 minutes 51 seconds for a distance of 452.61 feet; thence turn an angle to the left of 89 degrees 58 minutes 49 seconds for a distance of 276.35 feet; thence turn an angle to the left of 89 degrees 38 minutes 00 seconds for a distance of 454.52 feet to the Point Of Beginning; said described tract containing 2.9 acres, more or less.

TO HAVE AND TO HOLD the above described property unto PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, LLC its successors/heirs and assigns, forever; subject,



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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, PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, LLC, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 5 day of Feb, 2015.

PennyMac Holdings, LLC f/k/a PennyMac
Mortgage Investment Trust Holdings I, LLC

By: AMN Auctioneering, LLC
Its: Auctioneer

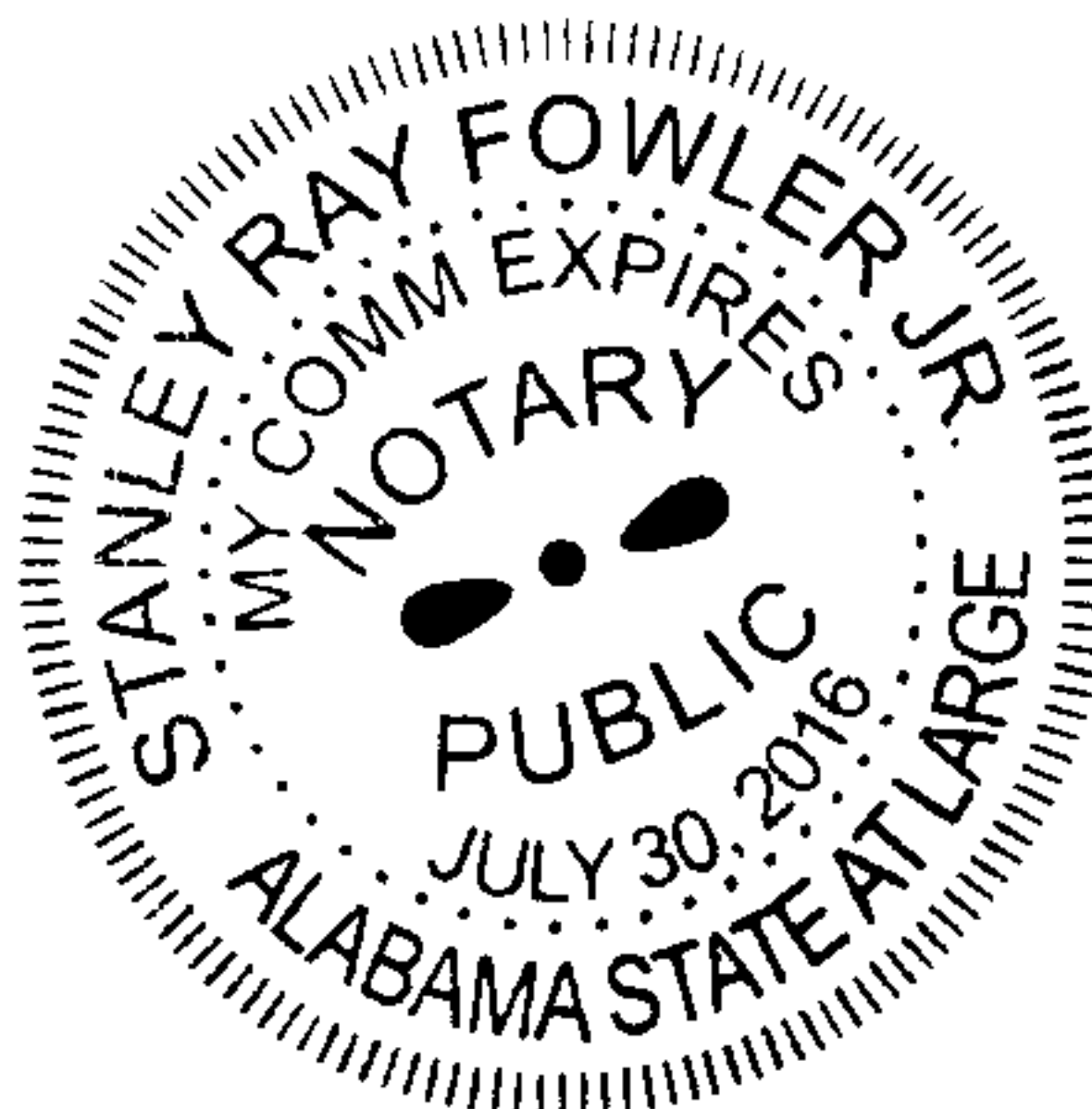
By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, 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 the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 5 day of Feb, 2015.



[Signature]
Notary Public
My Commission Expires: [Signature]

This instrument prepared by:
Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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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 | <u>PennyMac Holdings, LLC f/k/a</u> <u>PennyMac Mortgage Investment</u> <u>Trust Holdings I, LLC</u> <u>c/o PennyMac</u> | Grantee's Name | <u>PennyMac Holdings, LLC f/k/a</u> <u>PennyMac Mortgage Investment</u> <u>Trust Holdings I, LLC</u> <u>c/o PennyMac</u> |
| Mailing Address | <u>6101 Condor Drive</u> <u>Moorpark, CA 93021</u> | Mailing Address | <u>6101 Condor Drive</u> <u>Moorpark, CA 93021</u> |

| | | | |
|------------------|---|--------------|-------------------|
| Property Address | <u>220 Griffin Road</u> <u>Chelsea, AL 35043</u> | Date of Sale | <u>02/02/2015</u> |
|------------------|---|--------------|-------------------|

| | |
|-------------------------|--------------------|
| Total Purchase Price | <u>\$52,151.00</u> |
| or | |
| Actual Value | <u>\$</u> |
| or | |
| Assessor's Market Value | <u>\$</u> |

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)

| | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>Foreclosure Bid Price</u> |
| <input type="checkbox"/> 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 _____

☐ Unattested _____
(verified by)

Print Stanley Fowler, foreclosure specialist

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


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