

4605896

Send Tax Notice to:
CS Equity Partners, LLC
3545 Lorna Ridge Drive
Hoover, AL 35216

Source of Title:
Inst#20120227000068470

20170303000074530
03/03/2017 12:04:36 PM
FCDEEDS 1/4

MORTGAGE FORECLOSURE DEED

**State of Alabama
Shelby County**

KNOW ALL PERSONS BY THESE PRESENTS: That BRADLEY A. HARDEN, an unmarried man, did, on to-wit, February 24, 2012, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Covenant Bank, its successors and assigns, in the original principal amount of \$142,785.00, which mortgage was recorded on February 27, 2012, in Inst#20120227000068480; and last assigned to PLANET HOME LENDING, LLC, by virtue of that Assignment of Mortgage, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on April 29, 2016, in Inst#20160429000143060.

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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, on 12/7/16, 12/14/17, 12/21/17; and

WHEREAS, on January 31, 2017, 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, Columbiana, 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 CS Equity Partners, LLC in the amount of \$110,201.00, which sum CS Equity Partners, LLC cash in hand paid, and said property was thereupon sold to CS Equity Partners, 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 \$110,201.00, on the indebtedness secured by said mortgage, BRADLEY A. HARDEN, an unmarried man, acting by and through the said PLANET HOME LENDING, LLC by Aaron Warner, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said PLANET HOME LENDING, LLC, by Aaron Warner, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto CS Equity Partners, LLC the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to the survey of Crosscreek Cove, as recorded in Map Book 32, Page 72, in the Probate Office of Shelby County, Alabama.

Property Known As: 608 Crosscreek Cove, Pelham, AL 35124

TO HAVE AND TO HOLD the above described property unto CS Equity Partners, 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.

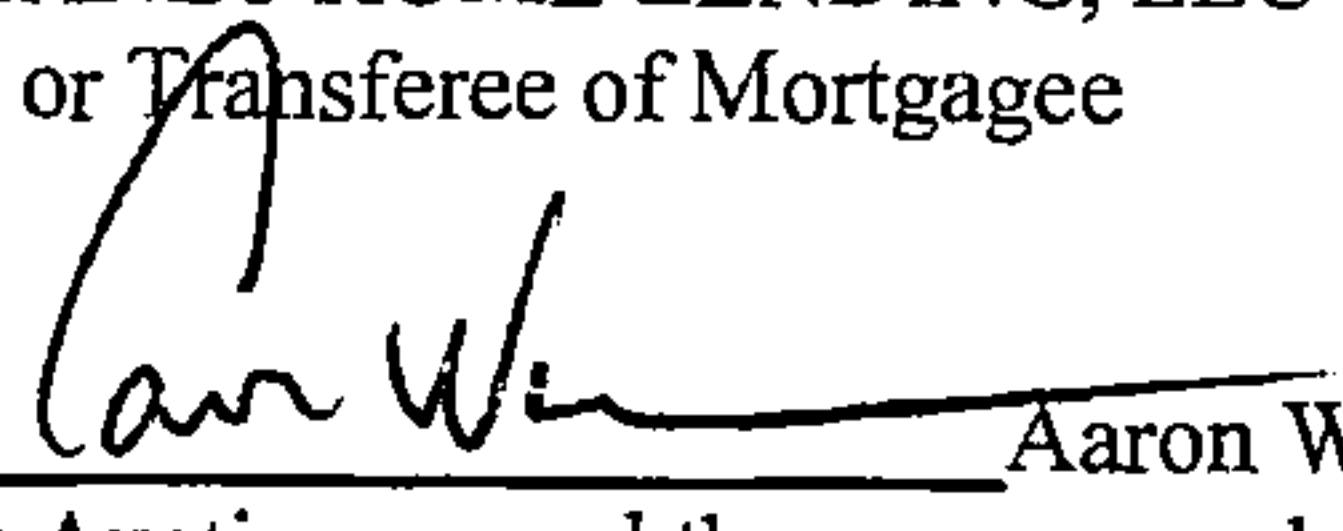
IN WITNESS WHEREOF, the said PLANET HOME LENDING, LLC, has caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer on this the *28th* day of February, 2017.

BRADLEY A. HARDEN

Mortgagors

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

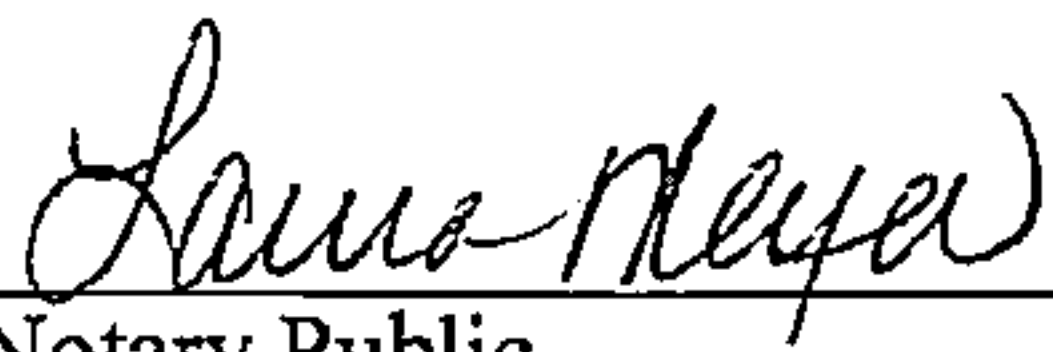
By:


Aaron Warner
As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee – ASAP AL

State of Alabama
Shelby County

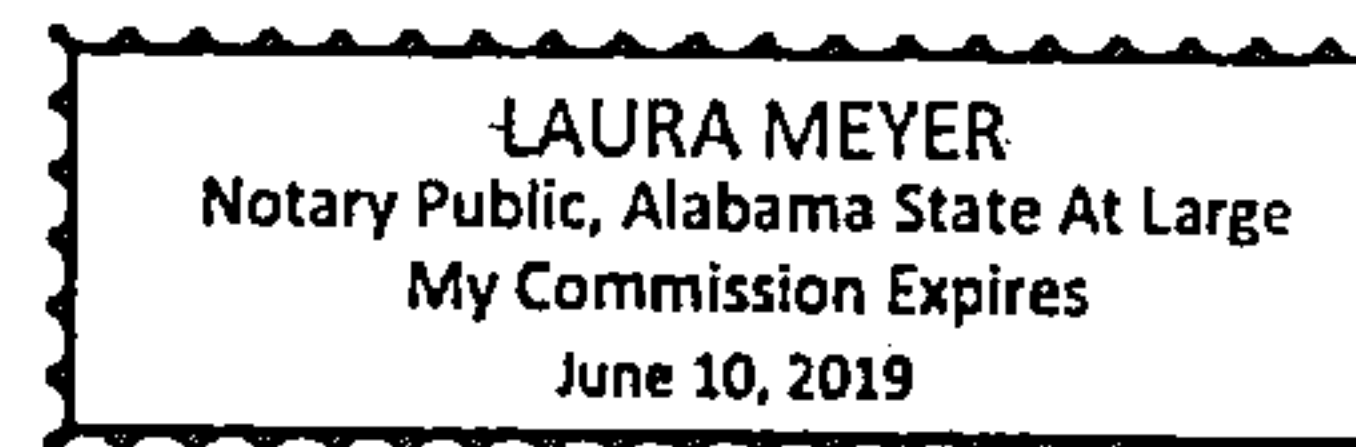
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, in the 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 28th day of Feb., 2017.



Notary Public
My Commission Expires: 6-10-19

THIS INSTRUMENT WAS PREPARED BY:
Name: ROBERT J. SOLOMON
Address: SOLOMON | BAGGETT, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097



Real Estate Sales Validation Form

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

Grantor's Name Planet Home Lending, LLC
Mailing Address _____Grantee's Name CS Equity Partners, LLC
Mailing Address 3545 Lorne Ridge Drive
Birmingham, AL 35216Property Address 608 Cross Creek Cove
Pelham, AL 35124Date of Sale 1-31-2017Total Purchase Price \$ 110,201.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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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☐ Sales Contract☐ Closing Statement☐ Appraisal☒ Other Foreclosure Deed

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 3/3/17Print Andrew G. Balch for CSEP

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/03/2017 12:04:36 PM
\$134.50 CHERRY
20170303000074530