


SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o PennyMac
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED


20170316000089420 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
03/16/2017 03:06:49 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of June, 2013, Nan R. Oliver, an unmarried woman and Nann Jeanette Ray, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Platinum Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20130628000265880, said mortgage having subsequently been transferred and assigned to PennyMac Loan Services, LLC, by instrument recorded in Instrument number 20170127000033760, 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 Loan Services, 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 February 8, 2017, February 15, 2017, and February 22, 2017; and

WHEREAS, on March 8, 2017, 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 Loan Services, 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, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Two Hundred Fourteen Thousand Three Hundred Twenty-Four And 11/100 Dollars (\$214,324.11) on the indebtedness secured by said mortgage, the said PennyMac Loan Services, LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of Section 13, Township 20 South, Range 4 West, thence run East along the North line of said Section 281.00 feet; thence turn right an angle of 45 degrees 49 minutes and run 556.91 feet to the Northerly right of way of South Shades Crest Road; thence run right an angle of 91 degrees 06 minutes Southwesterly along a chord for a curve to the left along said right of way a distance of 94.35 feet to the P.C. of said curve; thence turn a deflection to the left of 2 degrees 29 minutes Southwesterly along the said Northerly right of way 107.16 feet; thence turn right 91 degrees 23 minutes and run Northwesterly 753.53 feet to the point of beginning: being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation its successors/heirs and assigns, forever; subject, 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.



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IN WITNESS WHEREOF, PennyMac Loan Services, LLC, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 13 day of March, 2017.

PennyMac Loan Services, LLC

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

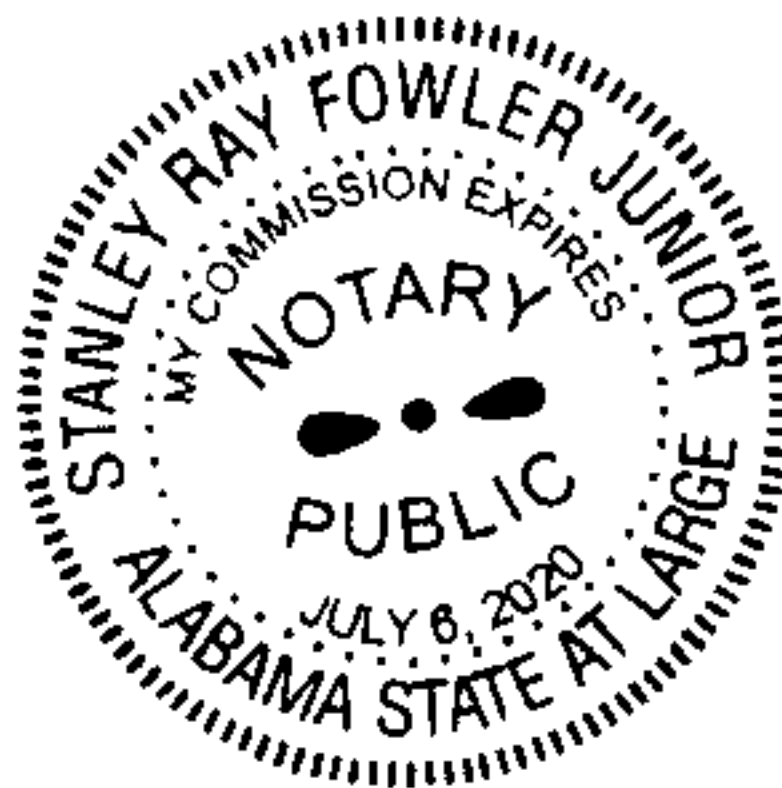
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for PennyMac Loan Services, 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/she, as such auctioneer and with full authority, executed the same voluntarily 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 13 day of March, 2017.

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



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

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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 PennyMac Loan Services, LLC
Mailing Address c/o PennyMac
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361
Property Address 4448 S Shades Crest Rd
Helena, AL 35022

Grantee's Name Federal Home Loan Mortgage Corporation
Mailing Address 5000 Plano Parkway
Carrollton, TX 75010
Date of Sale 03/08/2017

Total Purchase Price \$214,324.11
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 Bid Price
☐ 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 3/8/2017

☐ Unattested

(verified by)

Print Emily Coyne

Sign Emily Coyne
(Grantor/Grantee/Owner/Agent) circle one

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