

SEND TAX NOTICE TO:  
Planet Home Lending, LLC  
321 Research Parkway, Ste. 302  
Meriden, CT 06450

STATE OF ALABAMA            )  
SHELBY COUNTY                )

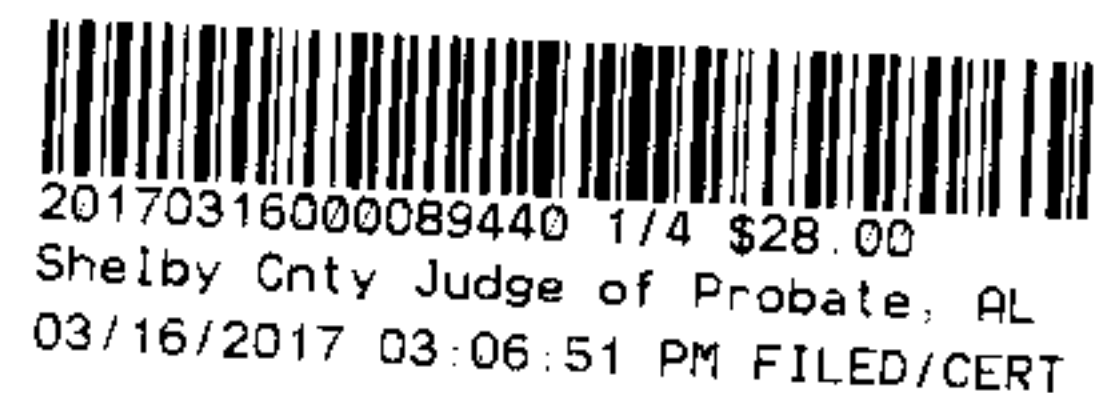
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of December, 2010, Jimmy Kirk Givens, unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Amerigroup Mortgage Corporation a Division of Mortgage Investors Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20110106000006270, said mortgage having subsequently been transferred and assigned to Planet Home Lending, LLC, by instrument recorded in Instrument number 20170112000015930, 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 Planet Home Lending, 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 Planet Home Lending, 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, Planet Home Lending, LLC was the highest bidder and best bidder in the amount of One Hundred Ten Thousand One Hundred Six And 00/100 Dollars (\$110,106.00) on the indebtedness secured by said mortgage, the said Planet Home Lending, LLC, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Planet Home Lending, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 226 according to the Survey of Waterford Village Sector 3 as recorded in Map Book 31, Page 135 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Planet Home Lending, LLC 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.

20170316000089440 2/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/16/2017 03:06:51 PM FILED/CERT



IN WITNESS WHEREOF, Planet Home Lending, 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.

Planet Home Lending, LLC

By: Red Mountain Title, LLC

Its: Auctioneer

By: [Signature]

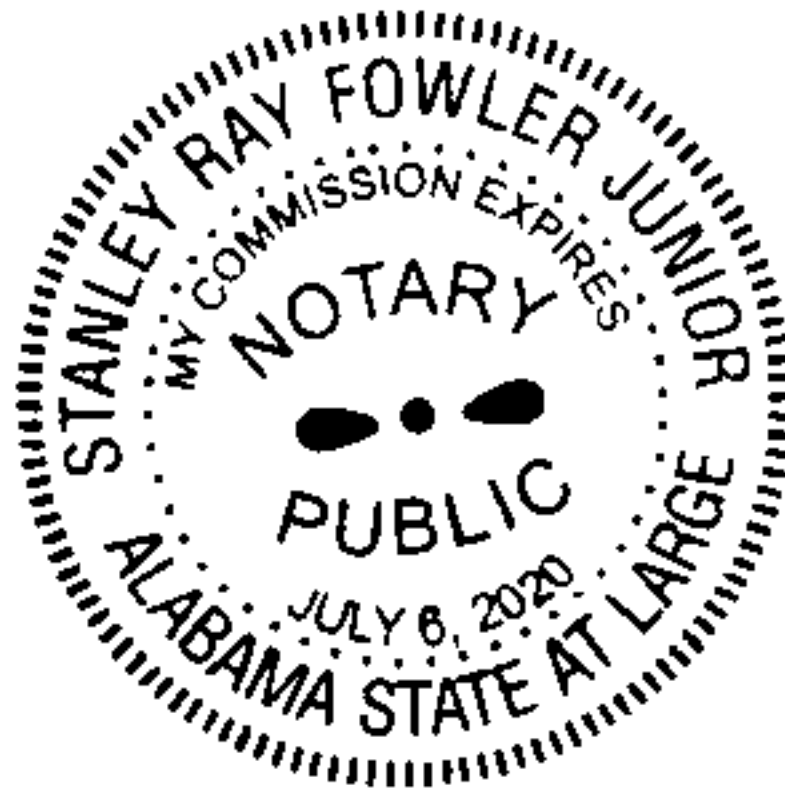
STATE OF ALABAMA )

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 Planet Home Lending, 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:  
Elizabeth Loefgren  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



[Signature]  
Notary Public

My Commission Expires: [Signature]

20170316000089440 3/4 \$28.00  
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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 Planet Home Lending, LLC  
c/o Planet Home Lending,  
LLC

Mailing Address 321 Research Parkway, Ste.  
302  
Meriden, CT 06450

Property Address 2099 Village Ln  
Calera, AL 35040

Grantee's Name Planet Home Lending, LLC  
c/o Planet Home Lending, LLC

Mailing Address 321 Research Parkway, Ste.  
302  
Meriden, CT 06450

Date of Sale 03/08/2017

Total Purchase Price \$110,106.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price \_\_\_\_\_

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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