

SEND TAX NOTICE TO:  
PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

20180508000157420  
05/08/2018 03:04:11 PM  
FCDEEDS 1/4

STATE OF ALABAMA )

SHELBY COUNTY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of February, 2013, Brian L. Shirley, a married man, joined in by Windie R Wheeler, his wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Residential Acceptance Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20130220000071170, said mortgage having subsequently been transferred and assigned to PennyMac Loan Services, LLC, by instrument recorded in Instrument No. 20160912000330700., 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 March 28, 2018, April 4, 2018, and April 11, 2018; and



WHEREAS, on April 27, 2018, 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, PennyMac Loan Services, LLC was the highest bidder and best bidder in the amount of Ninety-Six Thousand Five Hundred Sixty And 00/100 Dollars (\$96,560.00) 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 PennyMac Loan Services, 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 Southwest 1/4 of the Southwest 1/4 of Section 15, Township 19 South, Range 1 East and run Easterly along the South line of said 1/4-1/4 Section a distance of 704.29 feet to the Point of Beginning of the tract of land herein described; thence continue along the last described course for 252.89 feet to the Westerly right of way line of Shelby County Road No. 55; thence turn an angle of 86 degrees 18 minutes 51 seconds to the left and run Northerly along said road right of way a distance of 330.83 feet; thence turn an angle of 93 degrees 43 minutes 01 seconds to the left and run Westerly for 275.29 feet; thence turn an angle of 90 degrees 09 minutes 55 seconds to the left and run Southerly for 330.00 feet to the Point of Beginning.

Subject to a 20.0 foot wide easement for ingress and egress being 10 foot wide on both sides of a centerline described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 1 East and run easterly along the south line of said 1/4-1/7 section a distance of 704.29 feet; thence turn 90 degrees 11 minutes 17 seconds to the left and run northerly 30.05 feet to the point of beginning of the easement centerline; thence turn 101 degrees 12 minutes 25 seconds to the right and run easterly 36.77 feet; thence turn 11 degrees 45 minutes 24 seconds to the left and run 86.46 feet; thence turn 16 degrees 12 minutes 48 seconds to the left and run 77.10 feet; thence turn 18 degrees 15 minutes 07 seconds to the right and run 59.69 feet to a point on the West right of way line of Shelby County Road No. 55 and the point of ending of said easement.

TO HAVE AND TO HOLD the above described property unto PennyMac Loan Services, 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.



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 7 day of May, 2018.

PennyMac Loan Services, LLC

By: Red Mountain Title, LLC

Its: Auctioneer

By: [Signature]

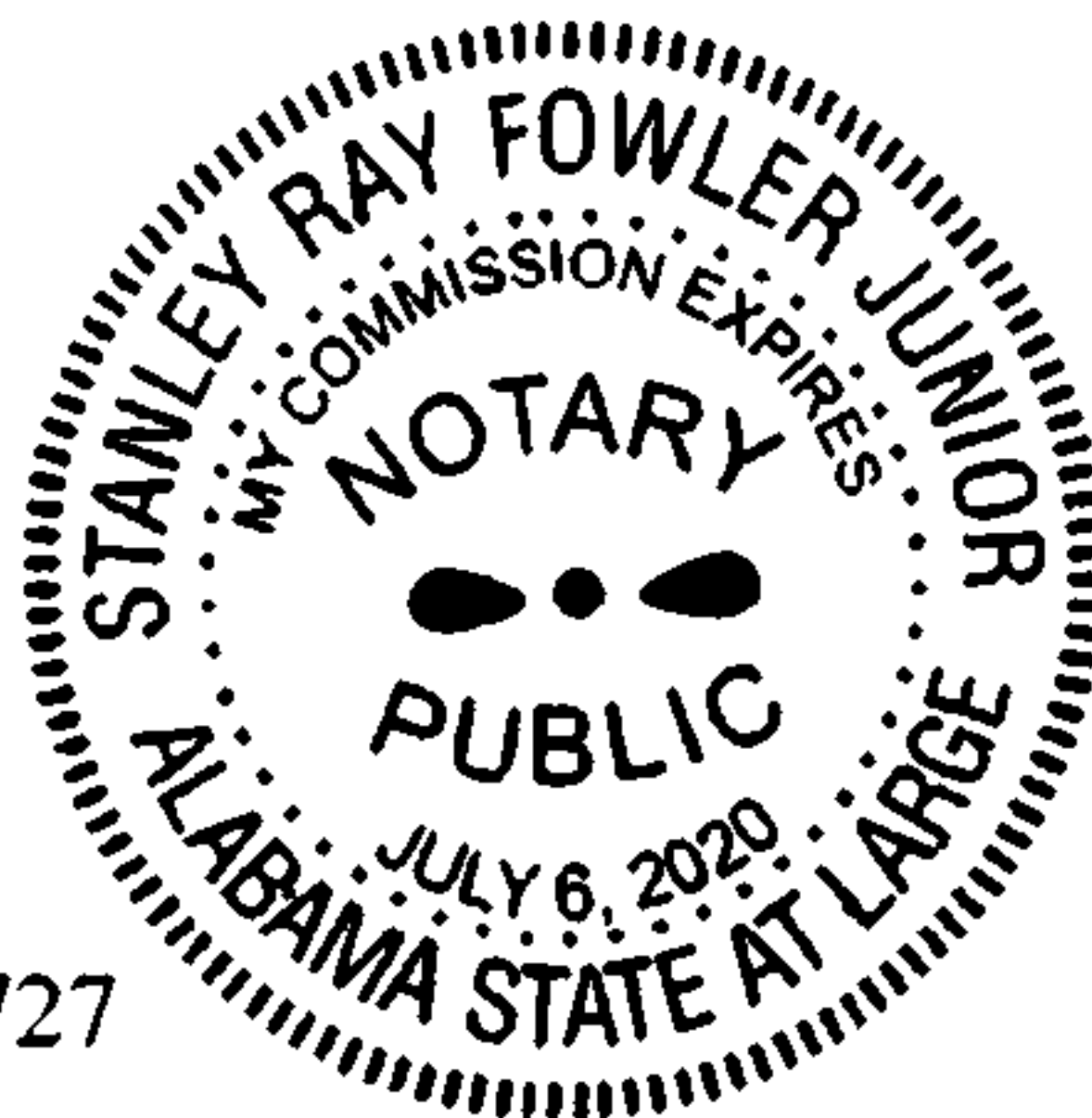
STATE OF ALABAMA )

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 said conveyance, 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 7 day of May, 2018.

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



[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



**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  
c/o PennyMac Loan Services, LLC

Grantee's Name PennyMac Loan Services, LLC  
c/o PennyMac Loan Services, LLC

Mailing Address 3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

Mailing Address 3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

Property Address 11077 Highway 55  
Sterrett, AL 35147

Date of Sale 04/27/2018

Total Purchase Price \$96,560.00

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 Bid Price  
☐ Closing Statement

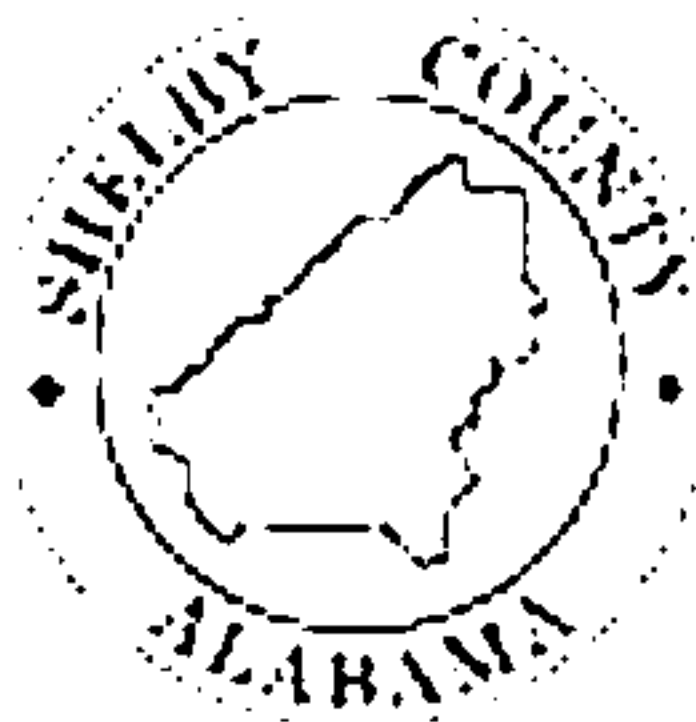
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 4/30/18

☐ Unattested \_\_\_\_\_  
 (verified by)

Print Tiffany Sides  
 Sign Tiffany Sides  
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/08/2018 03:04:11 PM  
 \$25.00 CHERRY  
 20180508000157420

*[Signature]*