

20181206000427120  
12/06/2018 02:31:27 PM  
FCDEEDS 1/4

Send Tax Notice to:  
PLANET HOME LENDING, LLC  
321 Research Parkway, Suite 303  
Meriden, CT 06450

Source of Title:  
Inst#20171120000418520

**MORTGAGE FORECLOSURE DEED**

**State of Alabama**  
**Shelby County**

**KNOW ALL PERSONS BY THESE PRESENTS:** That ALTA H. EASLEY, A SINGLE WOMAN, AND WILLIAM S. GREEN, a single man, did, on to-wit, November 15, 2017, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Funding, LP, its successors and assigns, in the original principal amount of \$147,184.00, which mortgage was recorded on November 20, 2017, in Inst#20171120000418530; 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 August 22, 2018, in Inst#20180822000300380.

**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 9/26/18, 10/3/18, 10/10/18; and

**WHEREAS,** on November 8, 2018, 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 PLANET HOME LENDING, LLC in the amount of \$114,000.00, which sum PLANET HOME LENDING, LLC paid, in the form of a credit against the indebtedness secured by said mortgage, and said property was thereupon sold to PLANET HOME LENDING, 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 \$114,000.00, on the indebtedness secured by said mortgage, ALTA H. EASLEY, A SINGLE WOMAN, AND WILLIAM S. GREEN, a single man, acting by and through the said PLANET HOME LENDING, LLC by Susie Nailen, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said PLANET HOME LENDING, LLC, by Susie Nailen, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Susie Nailen, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto PLANET HOME LENDING, LLC the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel 1 Commence at the SE corner of the SW ¼ of the NE ¼ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North a distance of 432 feet; thence West a distance of 78 feet; thence South 432 feet; thence run East a distance of 46 feet to the point of beginning. Being in the SW ¼ of the NE ¼ Section 28 Township 20 South, Range 3 West. As per deed In Book 324, Page 123 recorded in the Probate Office of Shelby County, Alabama.**

**Less and Except: A parcel of land in the SW ¼ of the NE ¼ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: begin at the SE corner of said ¼ section; thence run North along the West ¼ ¼ line 160.00 feet; thence turn left 90°00'22" and run West 42.97 feet to a point on the East right of way of Shelby County Highway No. 17; thence turn left 97°14'22" and run SE 160.89 feet along said right of way; thence turn left 81°45'32" and run East 22.70 feet to the point of beginning.**

**Parcel II A parcel of land in the SE ¼ of the NE ¼ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said ¼ ¼ section; thence run North along the West ¼ ¼ line 311.36 feet to the point of beginning; thence continue along the last course 130.72 feet; thence turn right 91°02'52" and run East 55.84 feet; thence turn right 88°48'37" and run South 56.84 feet; thence turn right 37°41'11" and run Southwest 91.85 feet to the point of beginning.**

**Property Known As: 5563 Highway 17, Helena, AL 35080**

**TO HAVE AND TO HOLD** the above described property unto PLANET HOME LENDING, 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 Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has

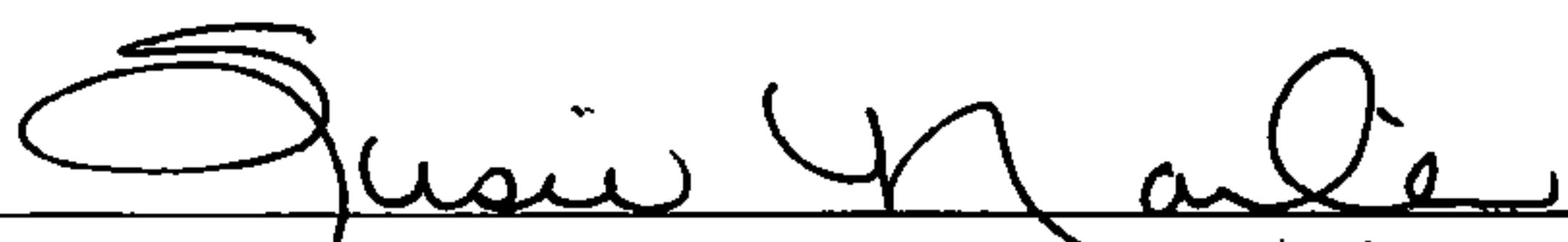
executed this instrument in his/her capacity as such auctioneer on this the 3rd day of December, 2018.

ALTA H. EASLEY, A SINGLE WOMAN, AND WILLIAM S. GREEN, a single man

Mortgagors

By: PLANET HOME LENDING, LLC


Mortgagee or Transferee of Mortgagee

By:   
As Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee  
of Mortgagee – Susie Nailen

**State of Alabama**  
**Shelby County**

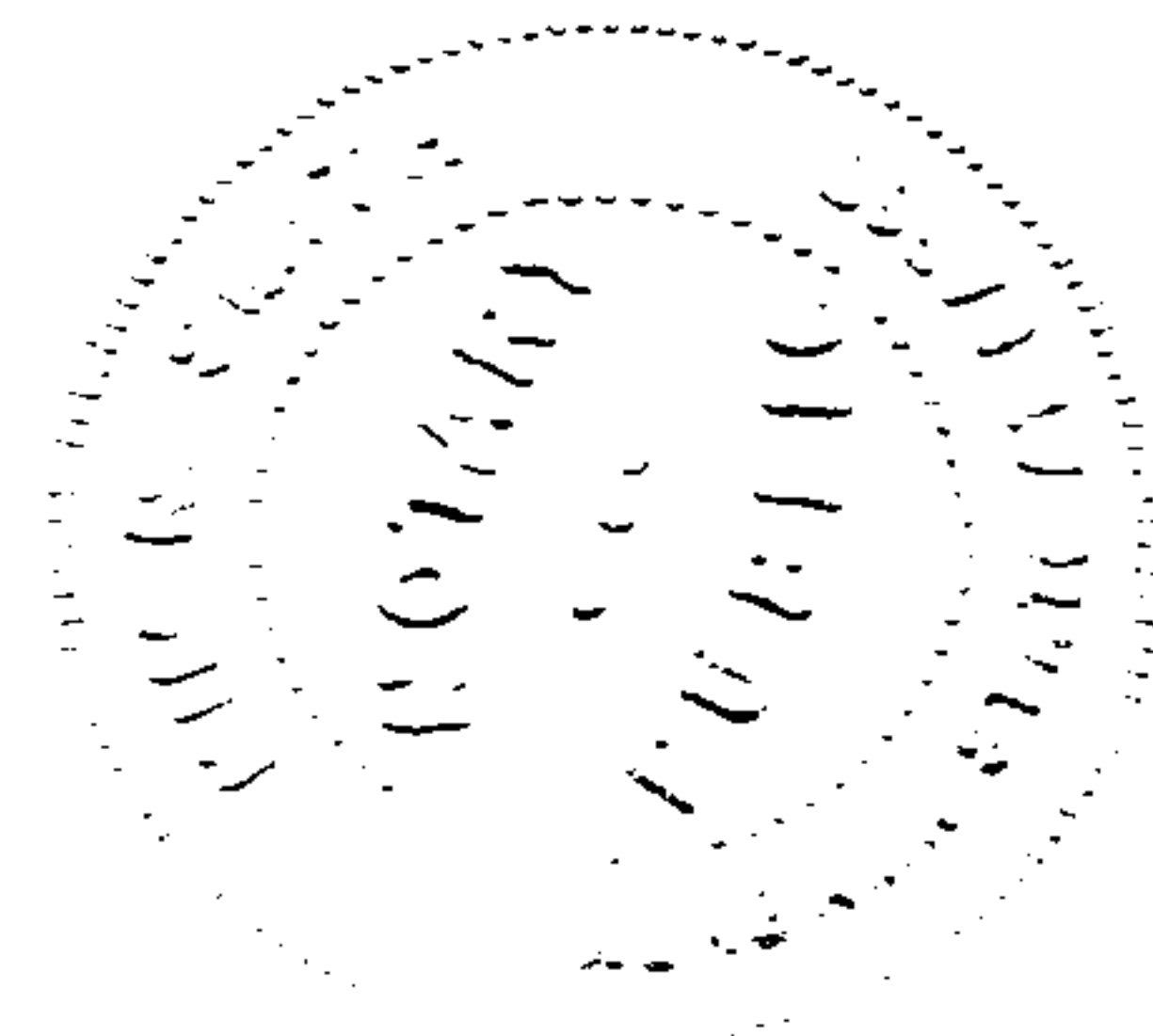
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Sandra Upton, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 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 3rd day of December, 2018.

  
Notary Public  
My Commission Expires: 10/5/21 **KIM N. SMITH**  
**NOTARY PUBLIC**  
**ALABAMA STATE AT LARGE**  
**MY COMMISSION EXPIRES**

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 MALTA H. EASLEY, A AND WILLIAM S. GREEN  
 Mailing Address 5563 Highway 17  
 Helena, AL 35080

Grantee's Name Carrington Mortgage Services, LLC  
 Mailing Address 1600 South Douglass Road, Suite 200-A  
 Anaheim, CA 92806

Property Address 5563 Highway 17  
 Helena, AL 35080

Date of Sale 11/11/2018  
 Total Purchase Price \$ 114,000.00

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

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 12/6/2018

Print Robert J. Solomon, Attorney

Unattested

*KD*

(verified by)

Sign

*[Signature]*

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/06/2018 02:31:27 PM  
 \$28.00 CHARITY  
 20181206000427120

*Allen S. Bayl*

**Form RT-1**