

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20050601000264230

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, April 28, 2005, **Allen Wade Bearden A/K/A Allen W. Bearden, A Single Man, Donna Seale, A Single Woman, Mortgagor**, did execute a certain mortgage to **New South Federal Savings Bank**, which said mortgage is recorded in Instrument No. 20050601000264230, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **LPP Mortgage, Inc. formerly known as LPP Mortgage LTD**, as transferee, said transfer is recorded in Instrument 20110112000012040, aforesaid records, and LPP Mortgage, Inc. formerly known as LPP Mortgage LTD, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said LPP Mortgage, Inc. formerly known as LPP Mortgage LTD did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 10/31/2018, 11/07/2018, 11/14/2018; and

WHEREAS, on November 21, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:05 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and LPP Mortgage, Inc. formerly known as LPP Mortgage LTD did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of 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 LPP Mortgage, Inc. formerly known as LPP Mortgage LTD in the amount of **TWENTY-NINE THOUSAND NINE HUNDRED NINETY-EIGHT DOLLARS AND SIXTY-FOUR CENTS (\$29,998.64)** which sum the said LPP Mortgage, Inc. formerly known as LPP Mortgage LTD offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said LPP Mortgage, Inc. formerly known as LPP Mortgage LTD; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of TWENTY-NINE THOUSAND NINE HUNDRED NINETY-EIGHT DOLLARS AND SIXTY-FOUR CENTS (\$29,998.64), cash, on the indebtedness secured by said mortgage, the said Allen Wade Bearden A/K/A Allen W. Bearden, A Single Man, Donna Seale, A Single Woman, acting by and through the said LPP Mortgage, Inc. formerly known as LPP Mortgage LTD as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto LPP Mortgage, Inc. formerly known as LPP Mortgage LTD, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 1 WEST AND THE EAST RIGHT OF WAY OF THE EGG AND BUTTER ROAD, ALSO KNOWN AS THE COLUMBIANA ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE OF 318.05 FEET; THENCE NORTH 02 DEGREES 1 MINUTES 04 SECONDS EAST, A DISTANCE 142.79 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 53 SECONDS WEST, A DISTANCE OF 295.29

FEET TO A POINT ON THE EASTERLY ROW LINE OF ABOVE MENTIONED EGG AND BUTTER ROAD THENCE SOUTH 11 DEGREES 17 MINUTES 00 SECONDS WEST ALONG SAID ROW LINE A DISTANCE OF 145.17 FEET TO THE POINT OF BEGINNING.

ALSO PERMANENTLY AFFIXED TO THE PROPERTY:

A 1999 WAVERLY MANUFACTURED HOMES 28X60 SERIAL NUMBERS 19L00738XUA&B

TO HAVE AND TO HOLD the above described property unto LPP Mortgage, Inc. formerly known as LPP Mortgage LTD, its successors and assigns forever subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Allen Wade Bearden A/K/A Allen W. Bearden, A Single Man, Donna Scale, A Single Woman, Mortgagors by the said LPP Mortgage, Inc. formerly known as LPP Mortgage LTD have 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 said Aaron Warner, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 9 day of December, 2018.

Allen Wade Bearden A/K/A Allen W. Bearden, Donna Scale, Mortgagors

LPP Mortgage, Inc. formerly known as LPP Mortgage LTD, Mortgagee or Transferee of Mortgagee

By:
(sign)

(print)

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

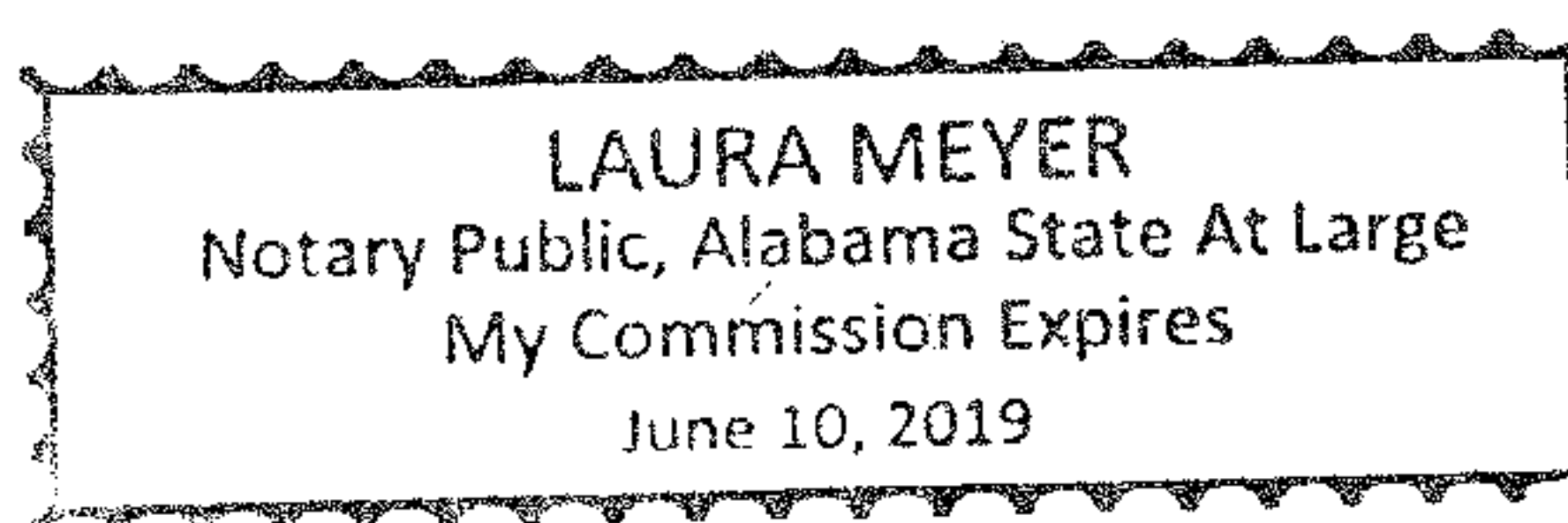
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before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

Given under my hand and official seal this 9th day of Dec., 2018.

NOTARY PUBLIC

My Commission Expires: 6/10/19

Grantee Name / Send tax notice to:
ATTN:
CENLAR, FSB
Attn: FC Department
425 Phillips Boulevard
Ewing, NJ 08618



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Allen Wade Bearden a/k/a Allen W. Bearden and Donna Seale	Grantee's Name	LPP Mortgage, Inc. formerly known as LPP Mortgage LTD
Mailing Address	4247 Highway 37 Shelby, AL 35143	Mailing Address	6000 LEGACY DRIVE PLANO, TX 75023
Property Address	4247 Highway 37 Shelby, AL 35143	Date of Sale	November 21, 2018
		Total Purchase price	\$29,998.64
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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.

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 11/27/18Print Cory Clark

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2018 02:29:25 PM
\$25.00 CHERRY
20181220000445620

File No.: 981118

Allen S. Beal