

20190320000089940
03/20/2019 02:00:10 PM
FCDEEDS 1/3

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 7th day of December, 2016, MARISSA M. MORROW, A SINGLE WOMAN executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR HOMESERVICES LENDING LLC, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on December 9, 2006, at Instrument Number 20161209000449490, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **PLANET HOME LENDING, LLC**, by instrument recorded in at Instrument Number 20180507000154970, 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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and Planet Home Lending, LLC did declare due 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 January 23, 2019, January 30, 2019, February 6, 2019, that the property would be sold on February 21, 2019; and

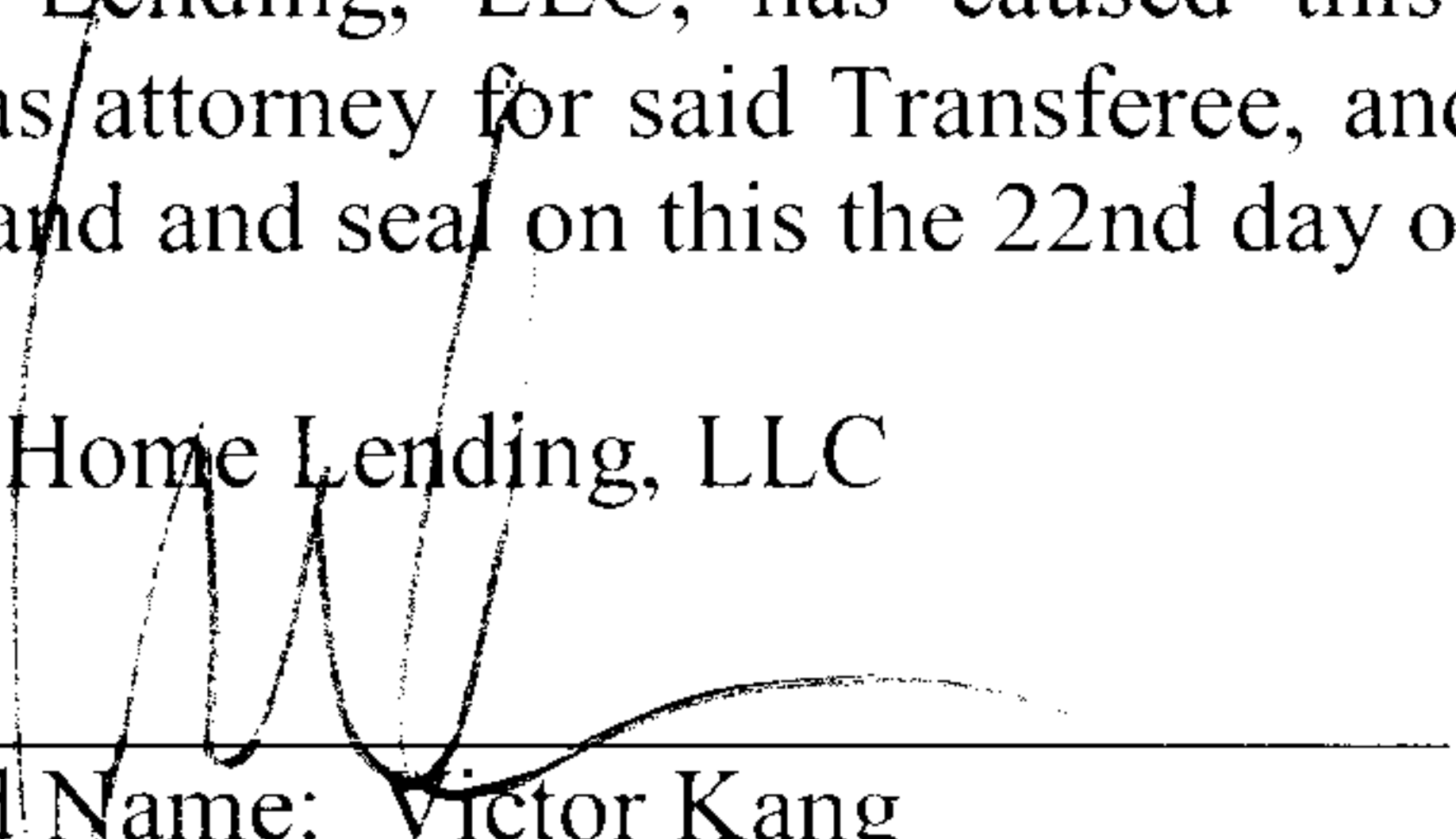
WHEREAS, on February 21, 2019, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and Planet Home Lending, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, ALAVEST, LLC was the highest bidder in the amount of One Hundred Twenty-Seven Thousand Five Hundred and 00/100 dollars (\$127,500.00), on the indebtedness secured by said mortgage; and Planet Home Lending, LLC, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto ALAVEST, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 627 ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 12, AS RECORDED IN MAP BOOK 34, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY.

IN WITNESS WHEREOF, Planet Home Lending, LLC, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 22nd day of February, 2019.

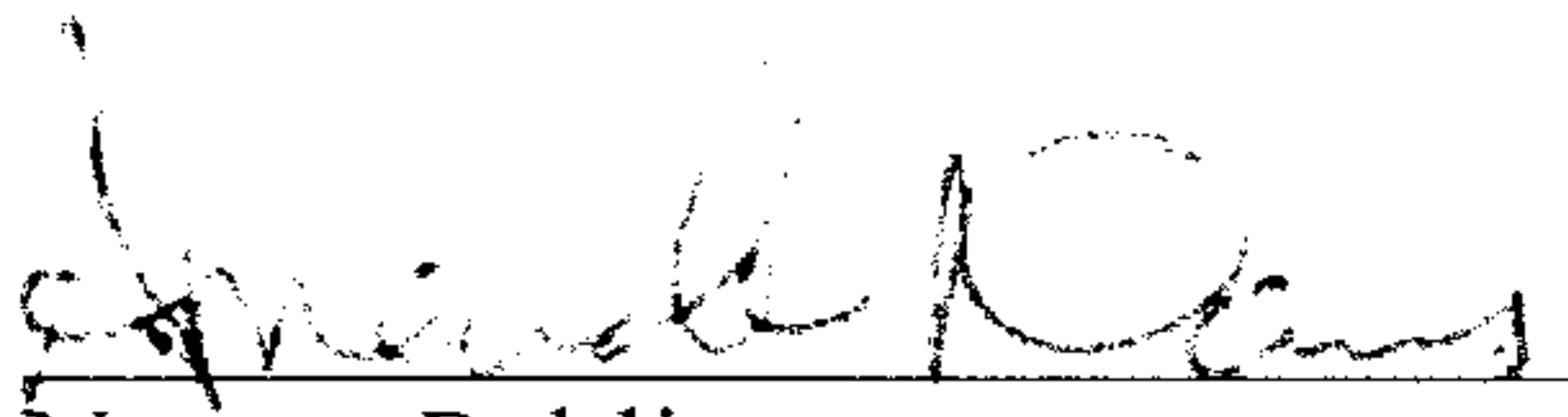
Planet Home Lending, LLC

By: 
Printed Name: Victor Kang
Its: Attorney

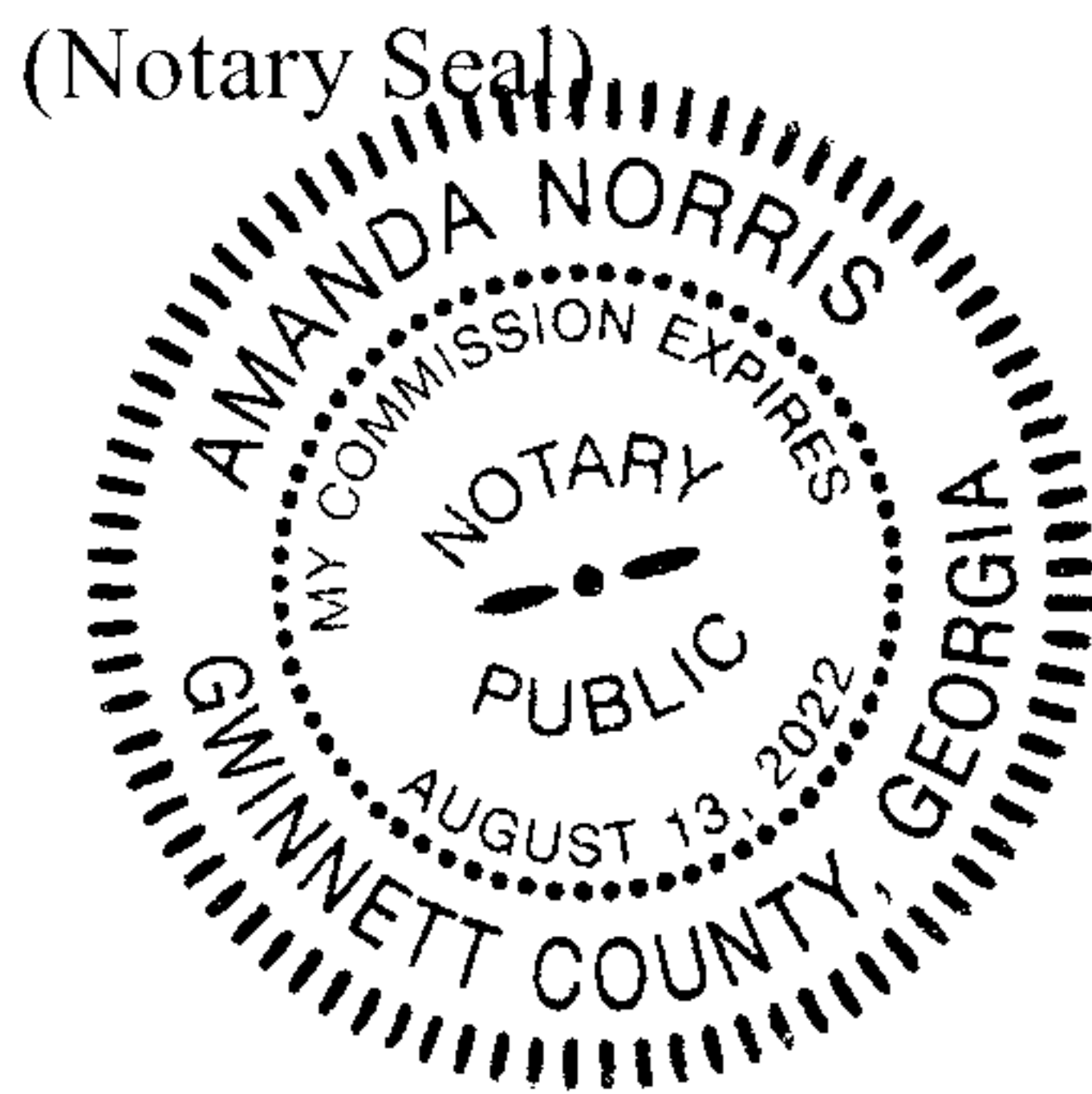
STATE OF GEORGIA
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as attorney 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 attorney and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as attorney for Planet Home Lending, LLC.

Given under my hand and official seal on this 22nd day of February, 2019.



Notary Public
My Commission Expires:
August 13, 2022



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Marissa M. Morrow
 Mailing Address 286 Forest Lakes Drive
 Sterrett, AL 35147

Grantee's Name AlaVest, LLC
 Mailing Address 429 Lorna Square
 Hoover, AL 35216

Property Address 286 Forest Lakes Drive
 Sterrett, AL 35147

Date of Sale 2/20/2018
 Total Purchase Price \$ 127,500.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 03/20/2019 02:00:10 PM
 S148.50 CHERRY
 20190320000089940

Allen S. Byrd

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

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 3/20/2019

Print Jeffery Tatum

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1