

# FORECLOSURE DEED

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

20200207000051930  
02/07/2020 01:32:43 PM  
FCDEEDS 1/3

## KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, on to-wit, January 25, 2016, Kelli A. Briggs and husband Daniel Briggs, ("Mortgagors"), executed a certain mortgage ("Mortgagee") to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Flagship Financial Group, LLC said Mortgage being recorded February 5, 2016 in Instrument Number 20160201000032500 in the Office of the Judge of Probate of Shelby County, Alabama; having been assigned to NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing by instrument recorded in Instrument Number 20190430000141650, in the Office of the Judge of Probate of Shelby County, Alabama.

**WHEREAS**, default was made in the payment of the indebtedness secured by said Mortgage, and NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing as holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in *Shelby County Reporter* a newspaper published in Shelby County, Alabama, in its issues of 12/04/2019, 12/11/2019 and 12/18/2019.

**WHEREAS**, on January 23, 2020 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 NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the Mortgage was the bid of NewRez LLC d/b/a Shellpoint Mortgage Servicing in the amount of two hundred twenty-two thousand seven hundred thirty-two and 50/100 (\$222,732.50) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to NewRez LLC d/b/a Shellpoint Mortgage Servicing, as purchaser; and

**WHEREAS**, Denise Koen conducted said sale on behalf of NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing as holder; and

**WHEREAS**, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

**NOW THEREFORE**, in consideration of the premises and the payment of two hundred twenty-two thousand seven hundred thirty-two and 50/100 (\$222,732.50) Dollars, Mortgagors, by and through NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing, does grant, bargain, sell and convey unto NewRez LLC d/b/a Shellpoint Mortgage Servicing the following described real property situated in Shelby County, Alabama to wit:

The land referred to herein below is situated in the County of Sheby, State of Alabama, and is described as follows: Lot 8, according to the survey of Bailey's Wall Farm Road Subdivision, as recorded in Map Book 25, Page 149, in the Probate Office of Shelby County, Alabama, Mineral and Mining rights excepted.

**TO HAVE AND TO HOLD**, the above described property unto NewRez LLC d/b/a Shellpoint Mortgage Servicing, its successors, assigns and legal representatives; 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.

IN WITNESS WHEREOF, NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing as holder, has caused this instrument to be executed by and through Denise Koen, as auctioneer conducting said sale for said Mortgagee, and said Denise Koen, has hereto set hand and seal on this the 30<sup>th</sup> day of January 2020.

BY: Daniel Briggs, Mortgagor(s)

BY: Kelli A. Briggs, Mortgagor(s)

BY: NewRez LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing,  
Mortgagee or Transferee of Mortgagee

BY:  
(Sign)

Denise Koen

BY:  
(Print)

Denise Koen

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

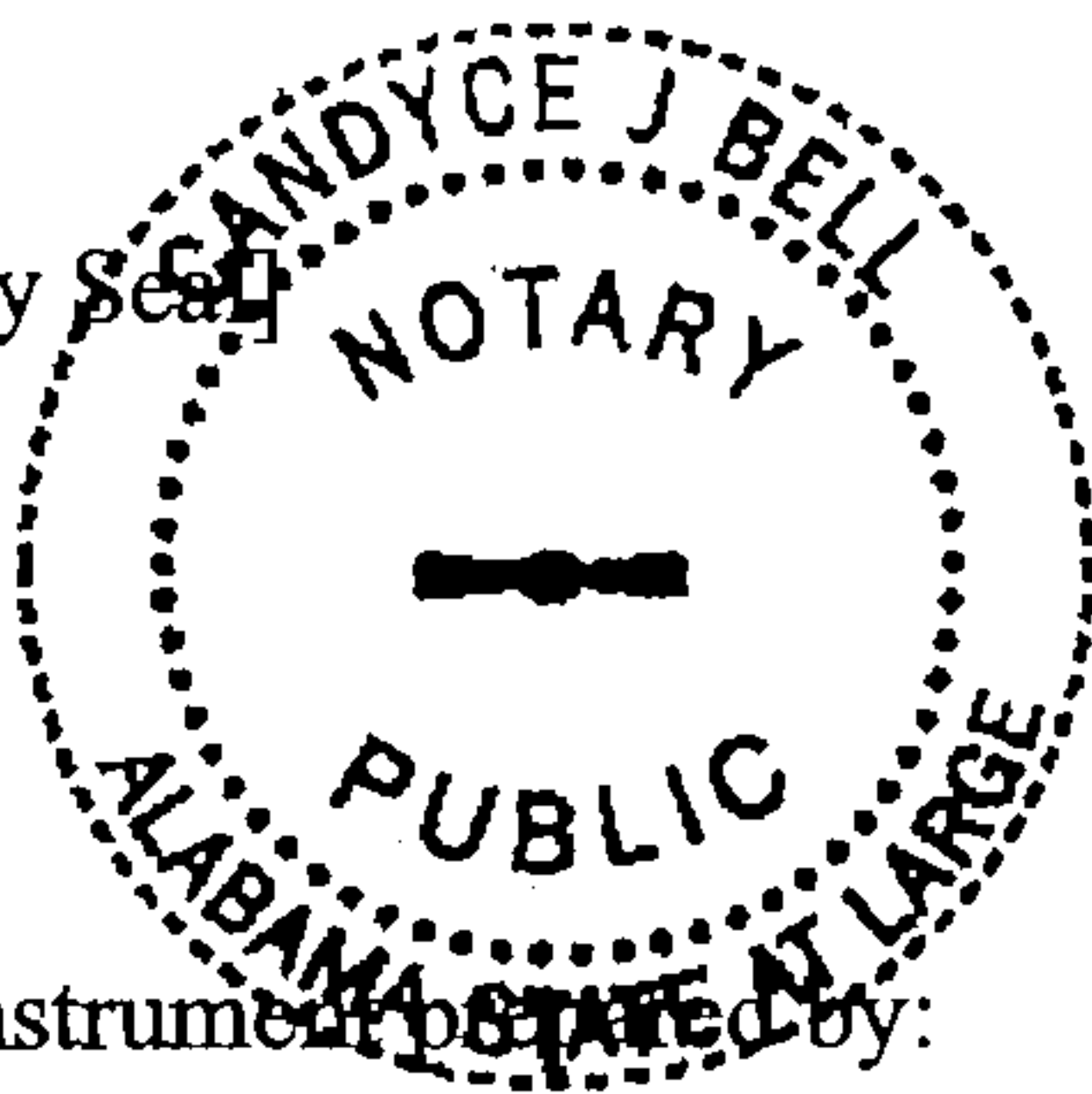
STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said in said State, hereby certify that Denise Koen, whose name as auctioneer and attorney in-fact for the 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 this conveyance, in capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of January 2020

[Notary Seal]



Cordyce J. Bell

Notary Public

My Commission Expires: 11-21-2023

This instrument is signed by:

Paul K. Lavelle

SPINA & LAVELLE, P.C.

One Perimeter Park South, Suite 400N

Birmingham, Alabama 35243

(205) 298-1800

Attorneys for Mortgagee

Grantee/Send Tax Notice to:

Shellpoint Mortgage Servicing

55 Beattie Place, Suite 100

Greenville, SC 29601-2743

## Real Estate Sales Validation Form

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

Grantor's Name: Daniel Briggs  
 Mailing Address: Gina H McDonald, Esq.  
2057 Valleydale Road  
Suite 202  
Birmingham AL 35244

Grantee's Name NewRez LLC d/b/a Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, SC 29601-2743

Property Address: 3883 Highway 109  
Columbiana, AL, 35051

Date of Sale:

Total Purchase Price: \$222,732.50

or

Actual Value \$ \_\_\_\_\_

or

Actual 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 Deed

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: January 23, 2020Print: Danielle Parker☐ Unattested

(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  
 02/07/2020 01:32:43 PM  
 \$29.00 MIST  
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Alvin S. Bayl