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09/14/2022 03:27:53 PM
FCDEEDS 1/4

SEND TAX NOTICE TO:
PennyMac Loan Services, LLC
3043 Townsgate Road #200
Westlake Village, CA 91361
TB File No.: 22-03687

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, July 31, 2017, Ryan D. Grier and Lindsay N. Grier, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Paramount Residential Mortgage Group, Inc., which said mortgage was recorded in Instrument Number 20170802000279470, along with Scriveners Affidavit in Instrument Number 20170918000340140 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage subsequently transferred and assigned to PennyMac Loan Services, LLC by instrument recorded in Instrument Number 20190422000130630 in the aforesaid Probate Office (hereafter "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 June 19, 2022, June 26, 2022 and July 3, 2022; and

WHEREAS, on September 9, 2022, 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 Two Hundred Twenty-Two Thousand Five Hundred Eighty-Seven And 30/100 Dollars (\$222,587.30) on the indebtedness secured by said mortgage, the said PennyMac Loan Services, LLC, by and through Tiffany & Bosco, P.A., as attorney for said Transferee, does hereby remise, release, quit claim 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:

Lot 2, according to the Survey of Chadwick Sector 4, as recorded in Map Book 20, Page 38, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto PennyMac Loan Services, LLC, 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 Tiffany & Bosco, P.A., as attorney for said Transferee and said Tiffany & Bosco, P.A., as said attorney, has hereto set its hand and seal on this 15th day of September, 2022.

PennyMac Loan Services, LLC

By: Tiffany & Bosco, P.A.

Its: Attorney

By:

Andy Saag, Esq.

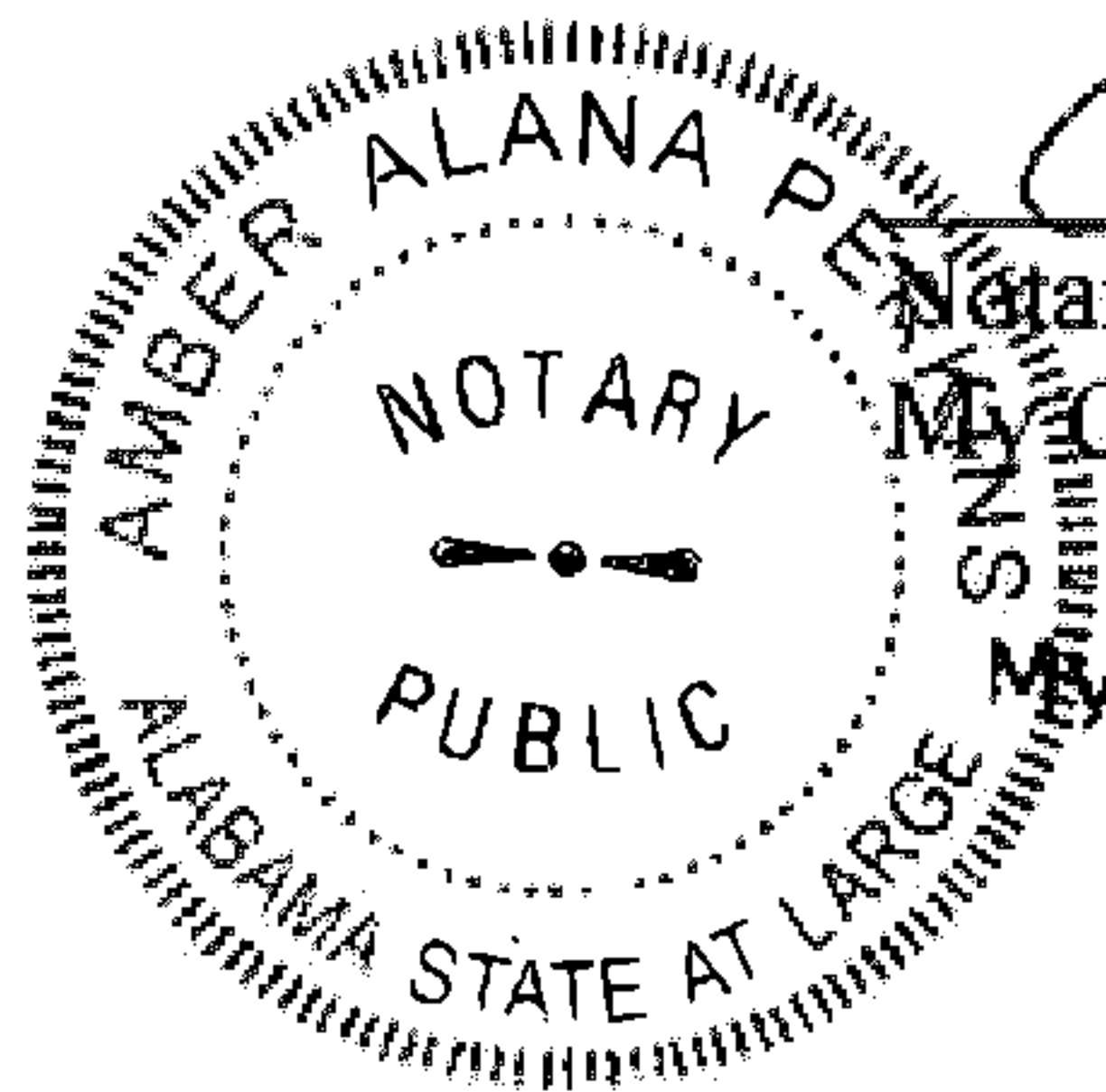
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Saag, whose name as attorney of Tiffany & Bosco, P.A., a professional association, acting in its capacity as attorney 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, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional association, acting in its capacity as attorney for said (Transferee).

Given under my hand and official seal on this 13 day of September, 2022

This instrument prepared by:
Andy Saag, Esq.
TIFFANY & BOSCO, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205



Notary Public

My Commission Expires:

My Commission Expires July 22, 2026

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	Grantee's Name	PennyMac Loan Services, LLC.
Mailing Address	3043 Townsgate Road #200	Mailing Address	3043 Townsgate Road #200
	Westlake Village, CA 91361		Westlake Village, CA 91361

Property Address	<u>232 Chadwick Ln, Helena,</u> <u>AL 35080</u>	Date of Sale	<u>September 9, 2022</u>
		Total Purchase Price	<u>\$222,587.30</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Foreclosure Bid Price</u>
<input type="checkbox"/> Closing Statement	

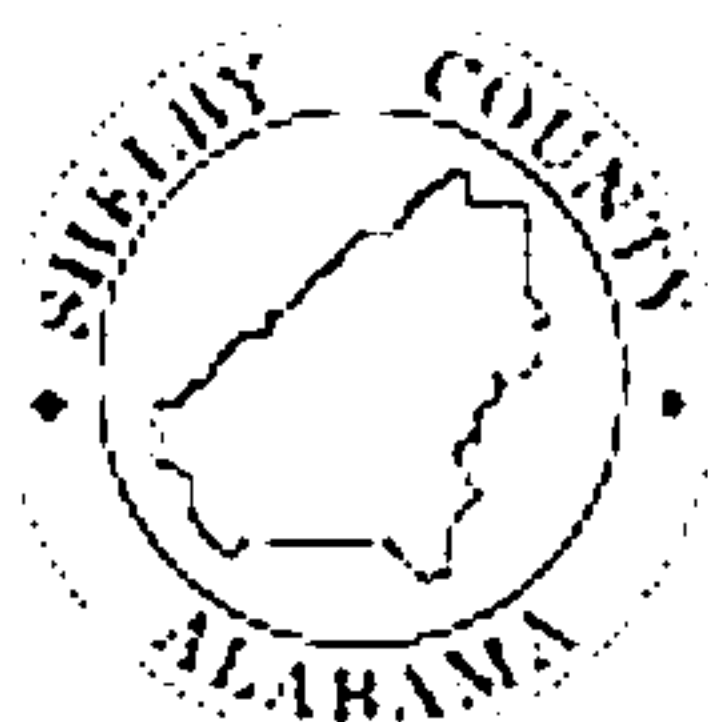
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 9-12-22

☐ Unattested
(verified by) _____

Print Lindsay Baldwin
Sign Lindsay Baldwin
(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/14/2022 03:27:53 PM
\$37.00 JOANN
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Allen S. Bayl