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04/05/2023 02:28:57 PM
FCDEEDS 1/4

SEND TAX NOTICE TO:
PennyMac Loan Services, LLC
3043 Townsgate Road #200
Westlake Village, CA 91361
TB File No.: 22-07224

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on to wit, September 23, 2016, Bernice Glass, unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee FBC Mortgage, LLC, which said mortgage was recorded in Instrument Number 20161004000362820; being modified by Loan Modification Agreement in Instrument Number 20211014000501050 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 20220915000357280 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,

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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 February 19, 2023, February 26, 2023 and March 5, 2023; and

WHEREAS, on April 3, 2023, 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 Forty-Nine Thousand Five Hundred And 00/100 Dollars (\$49,500.00) 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:

Commence at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 28, Township 21 South, Range 1 East, and run South along the West line of said quarter-quarter a distance of 634.70 feet to the Point of Beginning; thence continue in the same direction and run a distance of 160.0 feet; thence turn an angle of 89 degrees, 13 minutes, 15 seconds to the left and run a distance of 260.0 feet; thence turn an angle of 90 degrees, 46 minutes, 45 seconds to the left and run a distance of 160.00 feet; thence turn an angle of 89 degrees, 13 minutes, 15 seconds to the left and run a distance of 260.00 feet to the Point of Beginning; situated in the Southeast Quarter of the Northeast Quarter of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama. Also: Commence at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 28, Township 21 South, Range 1 East; thence run South along the West line of said quarter-quarter section a distance of 634.70 feet to the Point of Beginning; thence turn an angle of 90 degrees, 46 minutes, 45 seconds to the right and run a distance of 34.00 feet, more or less, to the East right-of-way line of Shelby County Highway Number 77; thence run South along the East right-of-way line of said Highway Number 77 a distance of 160.10 feet; thence run East a distance of 24 feet, more or less, to the West line of the Southeast Quarter of the Northeast Quarter of Section 28; thence run North along the West line of said quarter-quarter a distance of 160.00 feet to the Point of Beginning; being situated in the Southwest Quarter of the Northeast Quarter of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama.

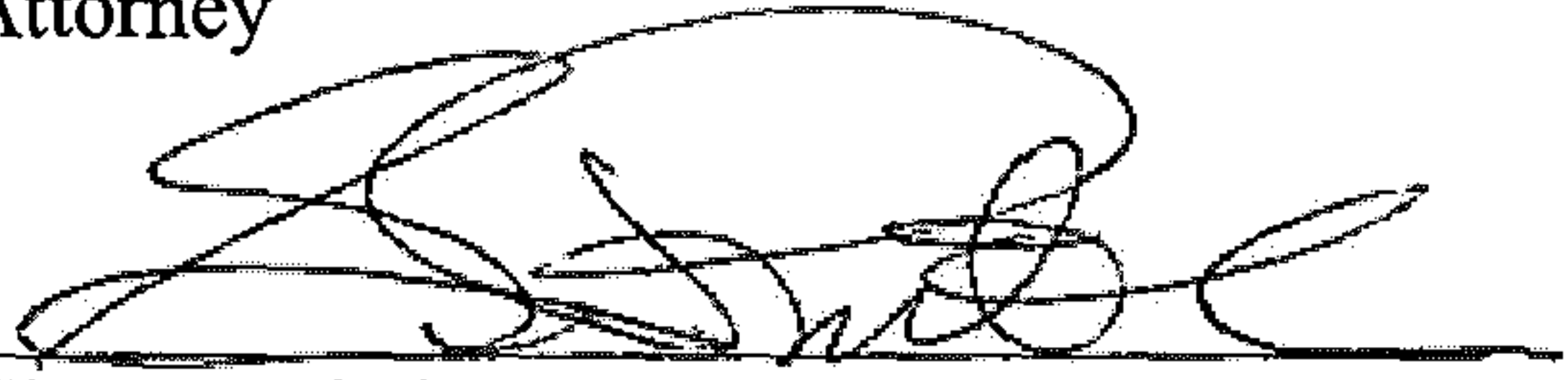
TO HAVE AND TO HOLD the above described property unto PENNYMAC LOAN SERVICES, LLC, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also

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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 4th day of
April, 2023

PennyMac Loan Services, LLC

By: Tiffany & Bosco, P.A.
Its: Attorney

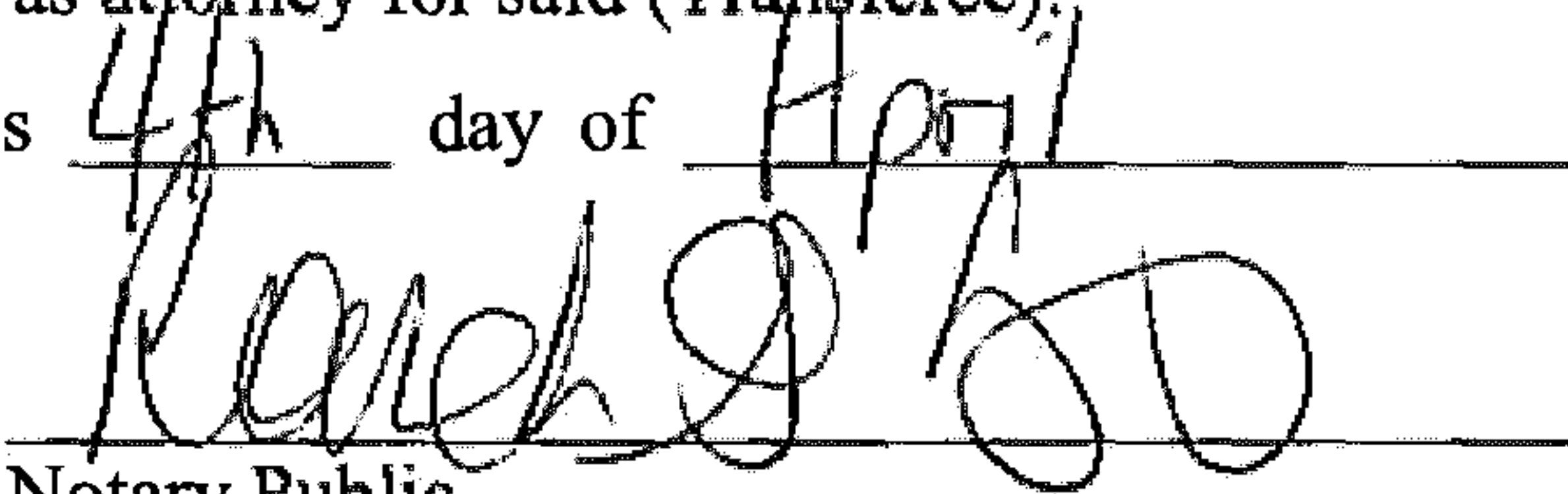
By: 
Ginny Rutledge, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny
Rutledge, 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).

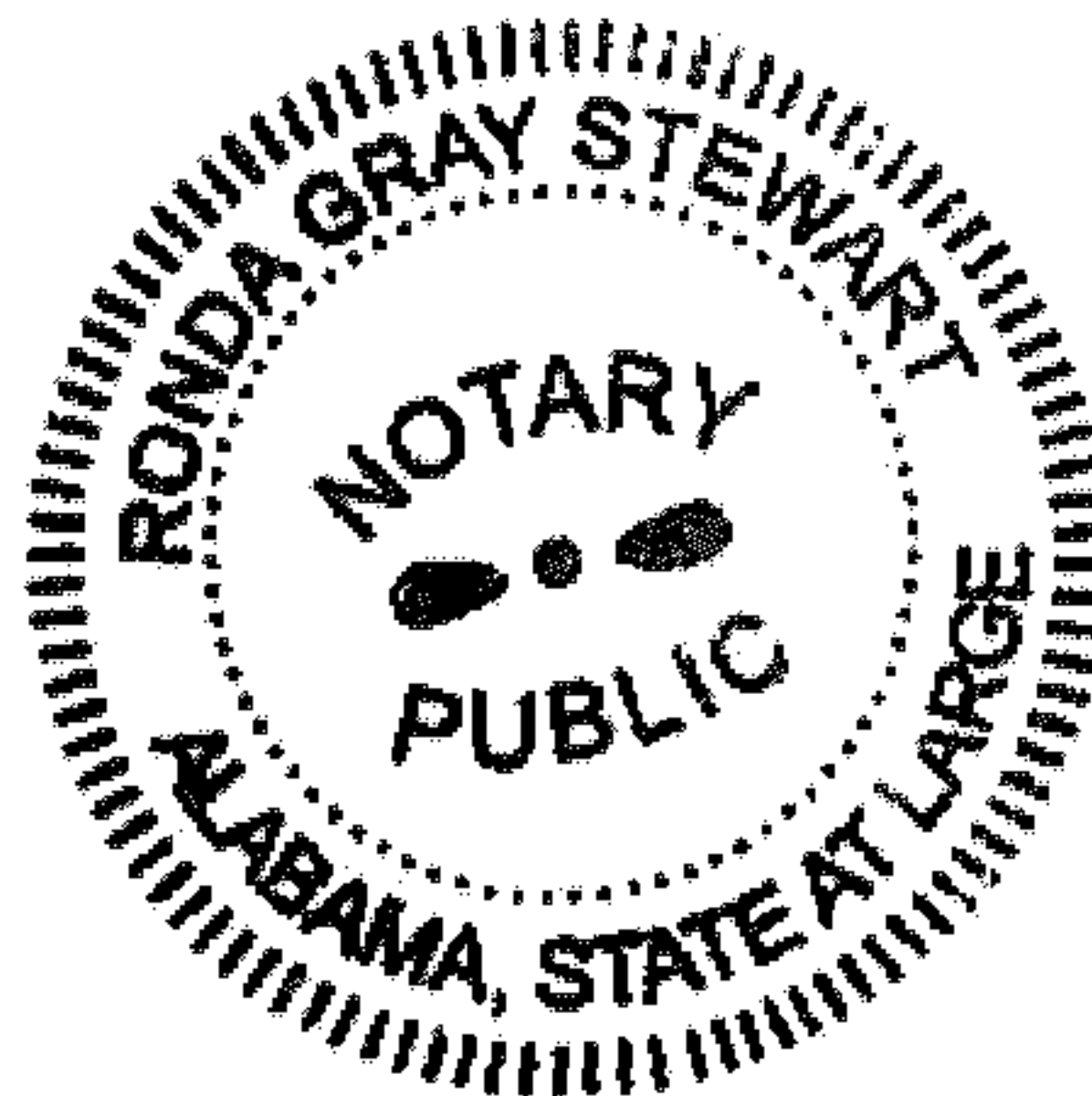
2023 Given under my hand and official seal on this 4th day of April,


Notary Public

My Commission Expires:

MY COMMISSION EXPIRES 03/28/2027

This instrument prepared by:
Ginny Rutledge, Esq.
TIFFANY & BOSCO, P.A.
2501 20TH Place South
Suite 300
Homewood, Alabama 35223



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 3820 Highway 77,
Columbiana, AL 35051

Date of Sale April 3, 2023

Total Purchase Price \$49,500.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ 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 4/3/2023

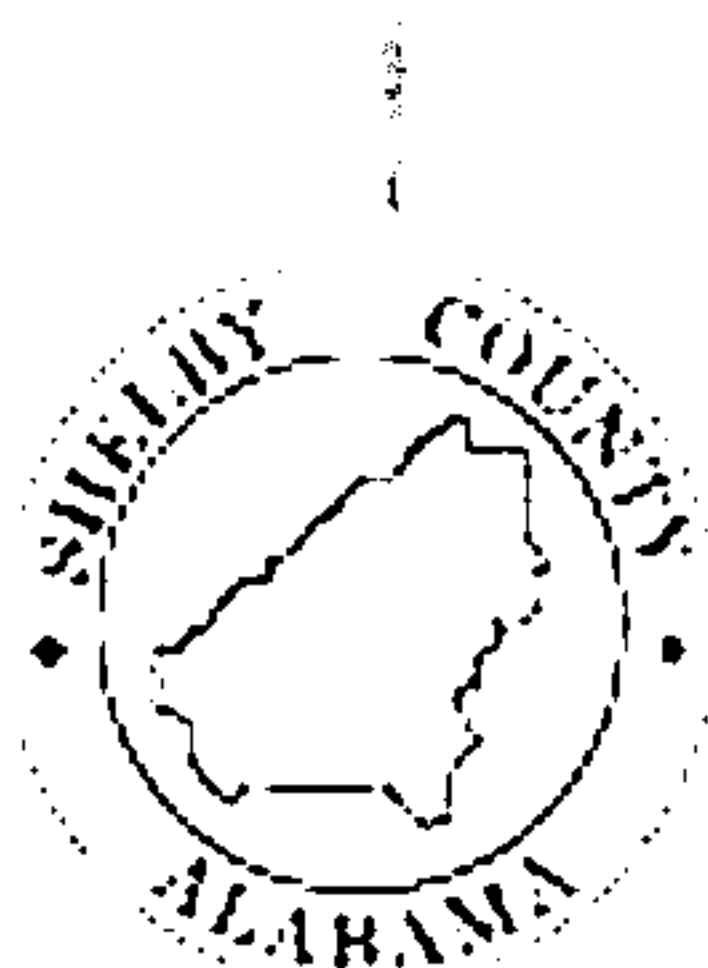
Print Andrea Gardenhour

☐ 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
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\$36.00 JOANN
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Allen S. Bayl