

SOURCE OF TITLE
Deed Instrument Number
Deed 20050404000153260

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA) Keisha S. Dennis and Courtney Kennedy
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That Keisha S. Dennis and Courtney Kennedy did to-wit, February 19, 2008, execute a mortgage to Household Financial Corporation of Alabama, which mortgage is recorded in Instrument # 20080226000076560 on February 26, 2008, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to Legacy Mortgage Asset Trust 2022-GS1.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Legacy Mortgage Asset Trust 2022-GS1 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 7, 2024, January 14, 2024 and January 21, 2024; and

WHEREAS, on February 21, 2024, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, Legacy Mortgage Asset Trust 2022-GS1 acting by and through Susie Nailen, a representative of auctioneer and attorney LOGS Legal Group LLP did offer for sale and did sell at public outcry, in front 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 Legacy Mortgage Asset Trust 2022-GS1, in the amount of \$207,817.00 which sum the said Legacy Mortgage Asset Trust 2022-GS1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Legacy Mortgage Asset Trust 2022-GS1.

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

NOW, THEREFORE, in consideration of the premises and of \$207,817.00, cash, the said Keisha S. Dennis and Courtney Kennedy, acting pursuant to the authority granted under the said mortgage to Legacy Mortgage Asset Trust 2022-GS1, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Legacy Mortgage Asset Trust 2022-GS1, the following described real estate situated in Shelby County, Alabama, to-wit:

SITUATED IN SHELBY COUNTY, ALABAMA, DESCRIBED AS:

LOT 21, ACCORDING TO THE SURVEY OF GRANDE VIEW GARDEN AND TOWNHOMES, FIRST ADDITION AS RECORDED IN MAP BOOK 26, PAGE 16 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which

IN WITNESS WHEREOF, the said Legacy Mortgage Asset Trust 2022-GS1, has caused this instrument to be executed by LOGS Legal Group LLP, as auctioneer and attorney conducting said sale, and in witness whereof, LOGS Legal Group LLP, has executed this instrument in such capacity as on this February 26th, 2024.

Keisha S. Dennis and Courtney Kennedy
Mortgagors

By Legacy Mortgage Asset Trust 2022-GS1
Mortgagee or Transferee of Mortgagee

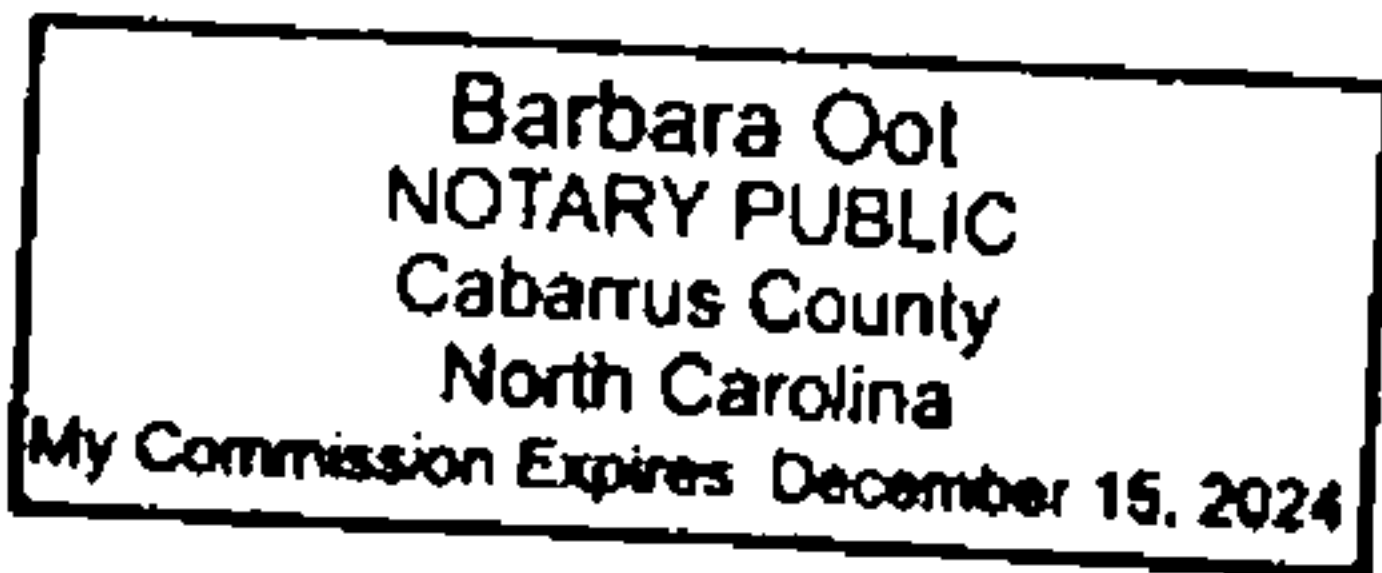
By: LOGS Legal Group LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: Aaron Gavin
Name: Aaron Gavin

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Gavin, whose name as agent for LOGS Legal Group LLP, is signed to the foregoing conveyance 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 agent for LOGS Legal Group LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on February 26, 2024.



Barbara Oot
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/15/2024

Instrument prepared by:
Janet Wilkes
LOGS LEGAL GROUP LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
21-020259

Send Tax Notices to:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119

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

Grantor's Name	<u>Keisha S. Dennis and Courtney Kennedy</u>	Grantee's Name	<u>Legacy Mortgage Asset Trust 2022-GS1</u>
Mailing Address	<u>182 Gardenside Dr</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>3217 S. Decker Lake Dr.</u> <u>Salt Lake City, UT 84119</u>
Property Address	<u>182 Gardenside Dr</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>February 21, 2024</u>
		Total Purchase Price	<u>\$207,817.00</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)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Notice of Sale

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 of 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).

Date 26 February 2024

Unattested



(verified by)

Print Aaron Gavin

Sign Aaron Gavin

(Grantor/Grantee/Owner/Agent) circle one
182 Gardenside Dr, Alabaster, AL 35007

Form RT - 1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2024 09:51:20 AM
\$31.00 MISTI
20240304000057700

Alex S. Bayl