

**SEND TAX NOTICES TO:**

Palambia LLC  
2323 Buckingham Place  
Helena AL 35080

**GRANTOR: Connie B. Campbell**

**GRANTEE: Palambia LLC**

For Informational Purposes Only:  
Property Address: 120 Kentwood Ln Alabaster, AL 35007  
Purchase Price: \$200,900.00  
Sale Date: April 1, 2025

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
)

**FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS,** That whereas heretofore on July 25, 2005, Connie B. Campbell, unmarried, executed a certain mortgage on the property hereinafter described to JPMorgan Chase Bank, N.A. which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on August 10, 2005 at Instrument Number 20050810000409160, as modified at Instrument Number 20221130000436650; and subsequently transferred and assigned to Newrez LLC f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing and said assignment being recorded at Instrument No. 20200921000422310; in the aforesaid Probate Office; and

**WHEREAS,** in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said

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mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and Newrez LLC d/b/a Shellpoint Mortgage Servicing, ("Transferee") 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 by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 2, 2025, March 9, 2025, and March 16, 2025; and

**WHEREAS**, on April 1, 2025, 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 and properly conducted, and Newrez LLC d/b/a Shellpoint Mortgage Servicing did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

**WHEREAS**, Lansing Skidmore was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Newrez LLC d/b/a Shellpoint Mortgage Servicing; and

**WHEREAS**, the highest and best bid for the property described in the aforementioned mortgage was the bid of Palambia LLC in the amount of \$200,900.00, and the said Newrez LLC d/b/a Shellpoint Mortgage Servicing, by and through Jeff G. Underwood, as attorney for said Newrez LLC d/b/a Shellpoint Mortgage Servicing, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Palambia LLC the following described property situated in Shelby County, Alabama, to-wit:

**LOT 55, ACCORDING TO THE SURVEY OF KENTWOOD, FIRST ADDITION,  
AS RECORDED IN MAP BOOK 19 PAGE 75 IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD** the above described property to Palambia LLC and its successors and assigns; 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; and also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record, in the aforesaid Probate Office.

**IN WITNESS WHEREOF**, Newrez LLC d/b/a Shellpoint Mortgage Servicing has caused this instrument to be executed by and through Jeff G. Underwood, as attorney for said Transferee, and said Jeff G. Underwood, as attorney for said Transferee, being informed of the contents has voluntarily hereto set their hand and seal on this the 21<sup>st</sup> day of April, 2025.

Newrez LLC d/b/a Shellpoint Mortgage  
Servicing

By: [Signature]  
Jeff G. Underwood, Attorney for Transferee

STATE OF ALABAMA                     )  
COUNTY OF JEFFERSON            )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jeff G. Underwood, whose name as Attorney for Newrez LLC d/b/a Shellpoint Mortgage Servicing 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 said conveyance, he, as such attorney for Newrez LLC d/b/a Shellpoint Mortgage Servicing and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 21<sup>st</sup> day of April, 2025.

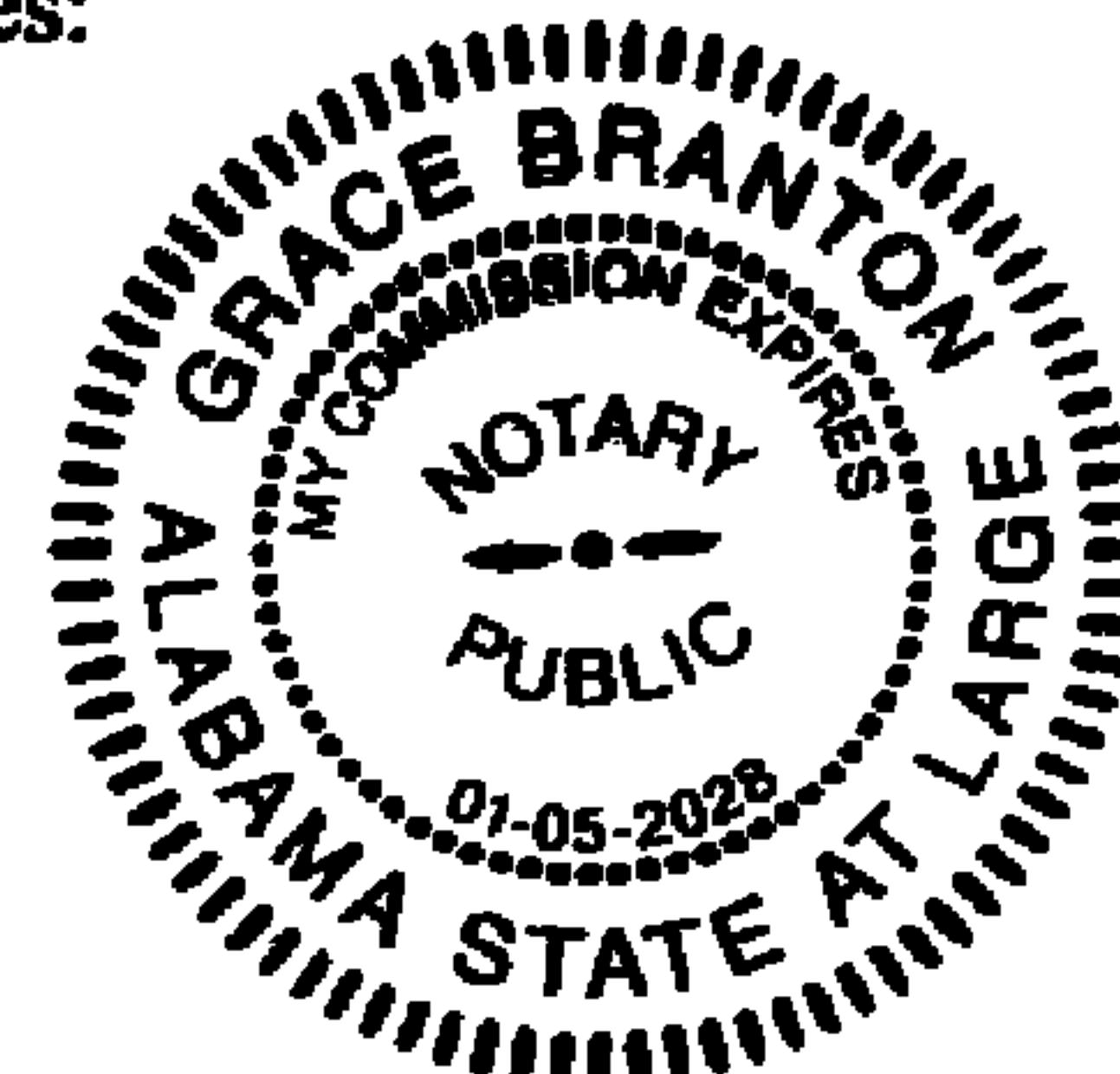
[Signature: Grace Branton]

Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Jeff G. Underwood  
Aldridge Pite, LLP  
Six Piedmont Center  
3525 Piedmont Road, N.E.,  
Suite 700  
Atlanta, GA 30305



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

<b>Grantor's Name</b>	Connie B. Campbell	<b>Grantee's Name</b>	Palambia LLC
<b>Mailing Address</b>	120 Kentwood Ln Alabaster AL 35007	<b>Mailing Address</b>	2323 Buckingham Place Helena AL 35080
<b>Property Address</b>	120 Kentwood Ln Alabaster, AL 35007	<b>Date of Sale</b>	April 1, 2025
		<b>Total Purchase Price</b>	\$200,900.00
		or	
		<b>Actual Value</b>	\$ _____
		or	
		<b>Assessor's Market Value</b>	\$ _____

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 Deed  
☐ 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.

**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

**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 4-21-25

Print Jeff Underwood

           Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/21/2025 10:27:35 AM  
 \$237.00 PAYGE  
 20250421000117250

*Allen S. Bayl*