

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 26th day of January, 2018, MARY VICTORIA RICE, SINGLE executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for PennyMac Loan Services, LLC, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on February 5, 2018, at Instrument Number 20180205000038490, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **PENNYMAC LOAN SERVICES, LLC**, by instrument recorded in Instrument Number 20230620000183410, in the aforesaid Probate Office ("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 Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a 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 accordance with the loan terms, and PennyMac Loan Services, LLC did declare due 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 December 29, 2024, January 5, 2025, January 12, 2025, March 16, 2025 that the property would be sold on January 31, 2025; and

WHEREAS, PennyMac Loan Services, LLC at the place and date specified in said notices appeared and announced to those assembled that the January 31, 2025 sale was postponed to April 4, 2025, at the same place, and publication was made in accordance with Ala. Code § 6-8-69.

WHEREAS, on April 4, 2025, the day on which the foreclosure was due to be held under the terms of the 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 Shelby County, Alabama, the property hereinafter described; and

WHEREAS, PennyMac Loan Services, LLC was the highest bidder in the amount of One Hundred Twenty-One Thousand Eight Hundred Thirteen and 61/100 dollars (\$121,813.61), on the indebtedness secured by said mortgage; and PennyMac Loan Services, LLC, by and through its undersigned counsel, does hereby grant, bargain, sell 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:

A PARCEL OF LAND IN AND BEING A PART OF THE SE ¼ OF THE NW ¼ OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

STARTING AT THE INTERSECTION OF THE WEST LINE OF THE SE ¼ OF THE NW ¼ OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 4 WEST, AND THE SOUTH RIGHT OF WAY LINE OF HIGHWAY #22, GO SOUTH ALONG SAID LINE FOR A DISTANCE OF 320 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE FOR A DISTANCE OF 560 FEET TO A POINT, SAID POINT BEING THE NE CORNER OF

FILE NO.: PNY-19-02801

THE CHARLES WAYNE BRANTLEY PROPERTY; THENCE TURN 90 DEGREES AND RUN EAST ALONG THE NORTH BORDER OF SAID CHARLES WAYNE BRANTLEY PROPERTY TO THE WEST BOUNDARY OF THE BRADY KITCHENS ROAD; THENCE TURN AND RUN IN A NORTHEASTERLY DIRECTIONS ALONG THE WESTERLY BOUNDARY OF BRADY KITCHENS ROAD TO A POINT WHICH IS 320 FEET FROM THE SOUTH RIGHT OF WAY LINE OF HIGHWAY #22; THENCE RUN WEST ALONG THE SOUTH PROPERTY LINE OF HENRY VIRGIL JARVIS 190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

FILE NO.: PNY-19-02801

TO HAVE AND TO HOLD the above described property unto PennyMac Loan Services, LLC, its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities 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, zoning ordinances, any outstanding taxes, restrictive covenants, 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 its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 24th day of April, 2025.

PENNYMAC LOAN SERVICES, LLC

By: [Signature]

Printed Name: Victor Kang

Its: Authorized signor

STATE OF GEORGIA
COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor Kang, acting in his/her capacity as Authorized signor 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 the conveyance, he/she, as such Authorized signor and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as Authorized signor for PennyMac Loan Services, LLC.

Given under my hand and official seal on this the 24th day of April, 2025.

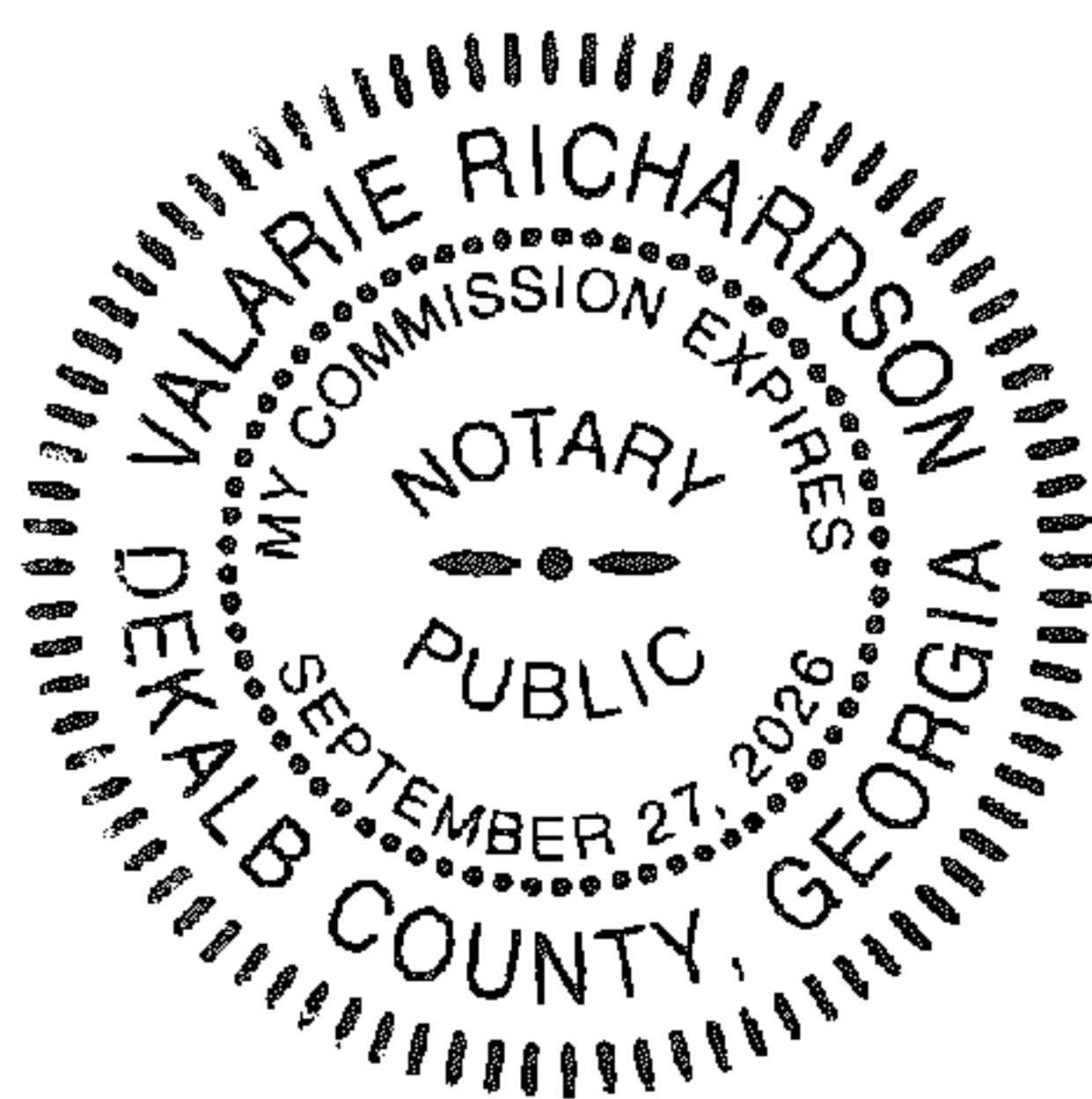
Valarie Richardson

Notary Public

My Commission Expires:

9/27/2026

(Notary Seal)



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

Grantor's Name MARY VICTORIA RICE
 Mailing Address 567 PEA RIDGE DRIVE
MONTEVALLO, AL 35115

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

Property Address 567 PEA RIDGE DRIVE
MONTEVALLO, AL 35115

Date of Sale April 4, 2025
 Total Purchase Price \$121,813.61
 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 Mortgage 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 4-24-25

Print Amelia Evans

☐ Unattested

Sign Amelia Evans

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/25/2025 01:35:07 PM
\$35.00 PAYGE
20250425000123580

Allen S. Bayl