

MORTGAGE FORECLOSURE DEED

20251119000355070
11/19/2025 01:04:36 PM
FCDEEDS 1/3

STATE OF ALABAMA) Webb C Cascaddan Jr and Judy Christine Cascaddan, as
COUNTY OF SHELBY) joint tenants with right of survivorhsip

KNOW ALL MEN BY THESE PRESENTS: That Webb C Cascaddan Jr and Judy Christine Cascaddan, as joint tenants with right of survivorhsip did to-wit, May 26, 2023, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of England, which mortgage is recorded in Instrument # 20230530000159930 on May 30, 2023, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to Planet Home Lending, LLC as reflected by instrument recorded in 20241021000329810 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Planet Home Lending, LLC 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 October 5, 2025, October 12, 2025 and October 19, 2025; and

WHEREAS, on November 12, 2025, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, Planet Home Lending, LLC acting by and through Lansing Skidmore, 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 Planet Home Lending, LLC, in the amount of \$132,480.00 which sum the said Planet Home Lending, LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Planet Home Lending, LLC.

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 \$132,480.00, cash, the said Webb C Cascaddan Jr and Judy Christine Cascaddan, as joint tenants with right of survivorhsip, acting pursuant to the authority granted under the said mortgage to Planet Home Lending, LLC, 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 Planet Home Lending, LLC, the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 89 DEGREES 51 MINUTES 8 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 210.00 FEET; THENCE NORTH 2 DEGREES 10 MINUTES 32 SECONDS WEST A DISTANCE OF 47.96 FEET TO THE SOUTHERLY RIGHT OF WAY OF OLD US HIGHWAY 280; THENCE SOUTH 88 DEGREES 35 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 2 DEGREES 10 MINUTES 32 SECONDS EAST AND LEAVING SAID RIGHT OF WAY A DISTANCE OF 94.88 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 8 SECONDS EAST A DISTANCE OF 325.36 FEET; THENCE NORTH 2 DEGREES 6 MINUTES 0 SECONDS WEST A DISTANCE OF 87.51 FEET TO THE SOUTHERLY RIGHT OF WAY OF OLD US HIGHWAY 280; THENCE NORTH 88 DEGREES 35 MINUTES 30 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 325.86 FEET TO THE POINT OF BEGINNING. SITUATED IN 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 may be due.

IN WITNESS WHEREOF, the said Planet Home Lending, LLC, 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 November 18th, 2025.

Webb C Cascaddan Jr and Judy Christine Cascaddan, as joint tenants
with right of survivorhsip
Mortgagors

By Planet Home Lending, LLC
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 November 18, 2025.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Instrument prepared by:

LOGS LEGAL GROUP LLP
8520 Cliff Cameron Dr., Suite 330
Charlotte, NC 28269
25-025276

Send Tax Notices to:
Planet Home Lending, LLC
321 Research Parkway
Suite 303
Meriden, CT 06450



Real Estate Sales Validation Form

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

Grantor's Name	<u>Webb C Cascaddan Jr and Judy Christine Cascaddan, as joint tenants with right of survivorhsip</u>	Grantee's Name	<u>Planet Home Lending, LLC</u>
Mailing Address	<u>5405 Old Highway 280 Sterrett, AL 35147</u>	Mailing Address	<u>321 Research Parkway Suite 303 Meriden, CT 06450</u>
Property Address	<u>5405 Old Highway 280 Sterrett, AL 35147</u>	Date of Sale	<u>November 12, 2025</u>
		Total Purchase Price	<u>\$132,480.00</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

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 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).

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 <u>18th November 2026</u>	Print <u>Aaron Gavin</u>
<u>Unattested</u>	Sign <u>Aaron Gavin</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one
	5405 Old Highway 280, Sterrett, AL 35147

Form RT - 1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
11/19/2025 01:04:36 PM
\$33.00 PAYGE
20251119000355070

Allen S. Bayl