

## DOCUMENT PREPARED BY AND RETURN TO:

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

2026010500003030 1/3 \$147.00  
 Shelby Cnty Judge of Probate, AL  
 01/05/2026 01:47:16 PM FILED/CERT

## MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 24th day of May, 2021, HENRY GRANT MURPHREE III, A SINGLE MAN executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS MORTGAGEE, AS NOMINEE FOR BUD WEBER MORTGAGES LLC, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on June 1, 2021, at Instrument Number 20210601000264570, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **PENNYMAC LOAN SERVICES, LLC**, by instrument recorded in in XXXXX, 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of November 2, 2025, November 9, 2025, November 16, 2025 that the property would be sold on December 5, 2025; and

WHEREAS, on December 5, 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, Genesis Elite, LLC was the highest bidder in the amount of One Hundred Sixteen Thousand Nine Hundred Fifteen and 00/100 dollars (\$116,915.00), 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 Genesis Elite, LLC, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 121, ACCORDING TO THE SURVEY OF TOWN SIDE SQUARE, SECTOR ONE, AS RECORDED IN MAP BOOK 38, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 01/05/2026  
 State of Alabama  
 Deed Tax:\$117.00

TO HAVE AND TO HOLD the above described property unto Genesis Elite, 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 23<sup>rd</sup> day of Dec, 2025.

PENNYMAC LOAN SERVICES, LLC

By: Jeff. C. Horn  
 Printed Name: JEFFREY C. HORN  
 Its: Agent

STATE OF GEORGIA  
 COUNTY OF GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey C. Horn, acting in his/her capacity as Agent 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 Agent 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 Agent for PennyMac Loan Services, LLC.

Given under my hand and official seal on this the 23<sup>rd</sup> day of December, 2025.

Sandra Udukang  
 Notary Public  
 My Commission Expires:  
02/18/2029

(Notary Seal)

Sandra Udukang  
 NOTARY PUBLIC  
 GWINNETT COUNTY, GEORGIA  
 My Commission Expires 02/18/2029

## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Perry Mac Loan Serv.  
6840 - Crofters Pkwy.  
Franklin, TN. 37067

Grantee's Name  
Mailing Address

Genesis Elite, LLC  
1135 - Haven Ln.  
B'ham, AL 35242

Property Address

58 - The Heights Ln  
Clermont, AL 35040

Date of Sale

12-5-25

Total Purchase Price \$

116,915

or

Actual Value

\$

or

Assessor's Market Value \$

20260105000003030 3/3 \$147.00  
Shelby Cnty Judge of Probate, AL  
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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 Recd

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 1-5-26

Print

Chet Bachelor

Unattested

Sign

Chet Bachelor Errand Bay.  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)