

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 12th day of March, 2024, ROBERT DUSTIN REYNOLDS AKA ROBERT D REYNOLDS AND BROOKE C REYNOLDS, HUSBAND AND WIFE executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS MORTGAGEE, AS NOMINEE FOR GMFS, LLC, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on March 13, 2024, at Instrument Number 20240313000068010, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **PENNYMAC LOAN SERVICES, LLC**, by instrument number 20251027000327330, recorded 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 30, 2025, December 7, 2025, December 14, 2025 that the property would be sold on January 16, 2026; and

WHEREAS, on January 16, 2026, 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

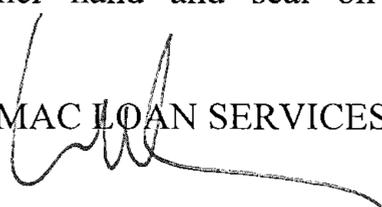
WHEREAS, PennyMac Loan Services, LLC was the highest bidder in the amount of One Hundred Ninety-Five Thousand Three Hundred Twenty and 00/100 dollars (\$195,320.00), on the indebtedness secured by said mortgage; and PennyMac Loan Services, LLC, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto 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:

LOT 13, ACCORDING TO THE SURVEY OF SPRING GATE, SECTOR ONE, PHASE FOUR AS RECORDED IN MAP BOOK 22 PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

FILE NO.: PNY-25-04748

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 19<sup>th</sup> day of February, 2026.

  
PENNYMAC LOAN SERVICES, LLC

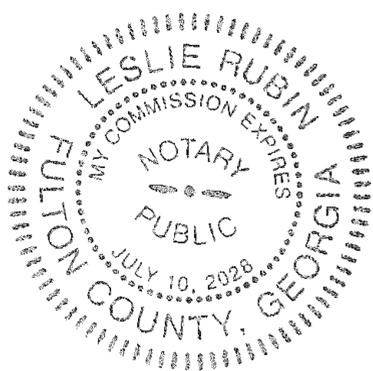
By: \_\_\_\_\_  
Printed Name: Victor Kang  
Its: Member

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 Member 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 Member 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 Member for PennyMac Loan Services, LLC.

Given under my hand and official seal on this the 19<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:  
7/10/2028



(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	ROBERT DUSTIN REYNOLDS AKA ROBERT D REYNOLDS, BROOKE C REYNOLDS	Grantee's Name	PennyMac Loan Services, LLC
Mailing Address	1199 KING ARTHUR CT ALABASTER, AL 35007	Mailing Address	3043 Townsgate Road Westlake Village, CA 91361
Property Address	1199 KING ARTHUR CT ALABASTER, AL 35007	Date of Sale	January 16, 2026
		Total Purchase Price	\$195,320.00
		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	Appraisal
Sales Contract	Other Mortgage 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 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 2/19/24 Print Ashley Pengelly

Unattested \_\_\_\_\_ Sign *Ashley Pengelly*

(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  
02/19/2026 02:47:14 PM  
\$34.00 JOANN  
20260219000047170

*Allie S. Boyd*