


**SEND TAX NOTICE TO:**

Wilmington Savings Fund Society, FSB, Not In Its  
Individual Capacity But Solely As Trustee For The  
PrimeStar-H Fund I Trust  
c/o Statebridge Company, LLC  
5680 Greenwood Plaza Blvd., Suite 100S  
Greenwood Village, CO 80111

  
20150923000332830 1/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 08:18:56 AM FILED/CERT

**MORTGAGE FORECLOSURE DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL PERSONS BY THESE PRESENTS: That **JENNIFER W. WEBB AND JEFFREY S. WEBB**, did on, to-wit: **December 20, 2007**, execute a mortgage to **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST**, assignee of **CITIBANK, N.A. as trustee for CMLTI Asset Trust as assignee of World Savings Bank, FSB**, which mortgage is recorded at Instrument Number 20080103000003270, in the Office of the judge of Probate Shelby County, Alabama, and having been subsequently transferred and assigned to Wilmington Savings Fund Society, FSB, Not In Its Individual Capacity But Solely As Trustee For The PrimeStar-H Fund I Trust, as recorded at Instrument Number 20140715000215730; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST**, assignee of **CITIBANK, N.A. as trustee for CMLTI Asset Trust as assignee of World Savings Bank, FSB** 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 July 29, August 5 and August 12, 2015.

WHEREAS, on Thursday, August 27, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST**, assignee of **CITIBANK, N.A. as trustee for CMLTI Asset Trust as assignee of World Savings Bank, FSB** did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, the property herein described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of ONE HUNDRED TWENTY THOUSAND AND NO/100THS DOLLARS (\$120,000.00), which said sum the said **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST**, assignee of **CITIBANK, N.A. as trustee for CMLTI Asset Trust as assignee of World Savings Bank, FSB** offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST**; and

WHEREAS, the mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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;



NOW, THEREFORE, in consideration of the premises and of a credit of ONE HUNDRED TWENTY THOUSAND AND NO/100THS DOLLARS (\$120,000.00), on the indebtedness secured by said mortgage, the said **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST, assignee of CITIBANK, N.A. as trustee for CMLTI Asset Trust as assignee of World Savings Bank, FSB, acting by and through the said WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST, assignee of CITIBANK, N.A. as trustee for CMLTI Asset Trust as assignee of World Savings Bank, FSB,** by Billy Scott, as said auctioneer and the person conducting the sale for the mortgagee or transferee of the mortgagee, do hereby grant, bargain, sell and convey unto **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST** the following described real estate situated in Shelby County, Alabama, to-wit:

**ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SHELBY STATE OF ALABAMA, DESCRIBED AS FOLLOWS:**

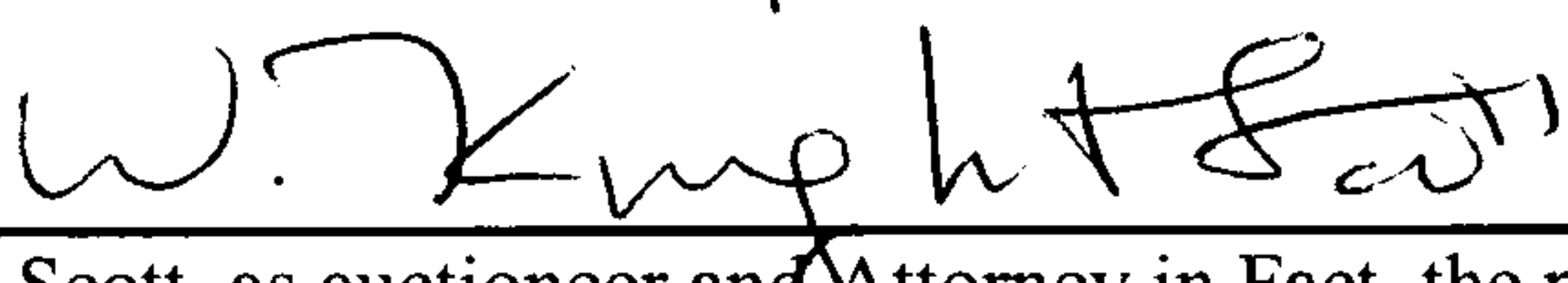
**LOT 46, ACCORDING TO THE RERECORDED SURVEY OF KENTWOOD, FIRST ADDITION, AS RECORDED IN MAP BOOK 19, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**


TO HAVE AND TO HOLD the above-described property unto **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST** 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.

IN WITNESS WHEREOF, the said **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST, assignee of CITIBANK, N.A. as trustee for CMLTI Asset Trust as assignee of World Savings Bank, FSB** has caused this instrument to be executed by Billy Scott, as auctioneer and the person conducting said sale for the mortgagee or transferee of the mortgagee, and in witness whereof the said Billy Scott has executed this instrument in his capacity as auctioneer on this the August 27, 2015.

**JENNIFER W. WEBB AND JEFFREY S. WEBB**

By **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST, assignee of CITIBANK, N.A. as trustee for CMLTI Asset Trust as assignee of World Savings Bank, FSB**

BY:   
Billy Scott, as auctioneer and Attorney in Fact, the person  
conducting said sale for the Mortgagee

  
20150923000332830 2/4 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 08:18:56 AM FILED/CERT

**STATE OF GEORGIA  
COUNTY OF COBB**

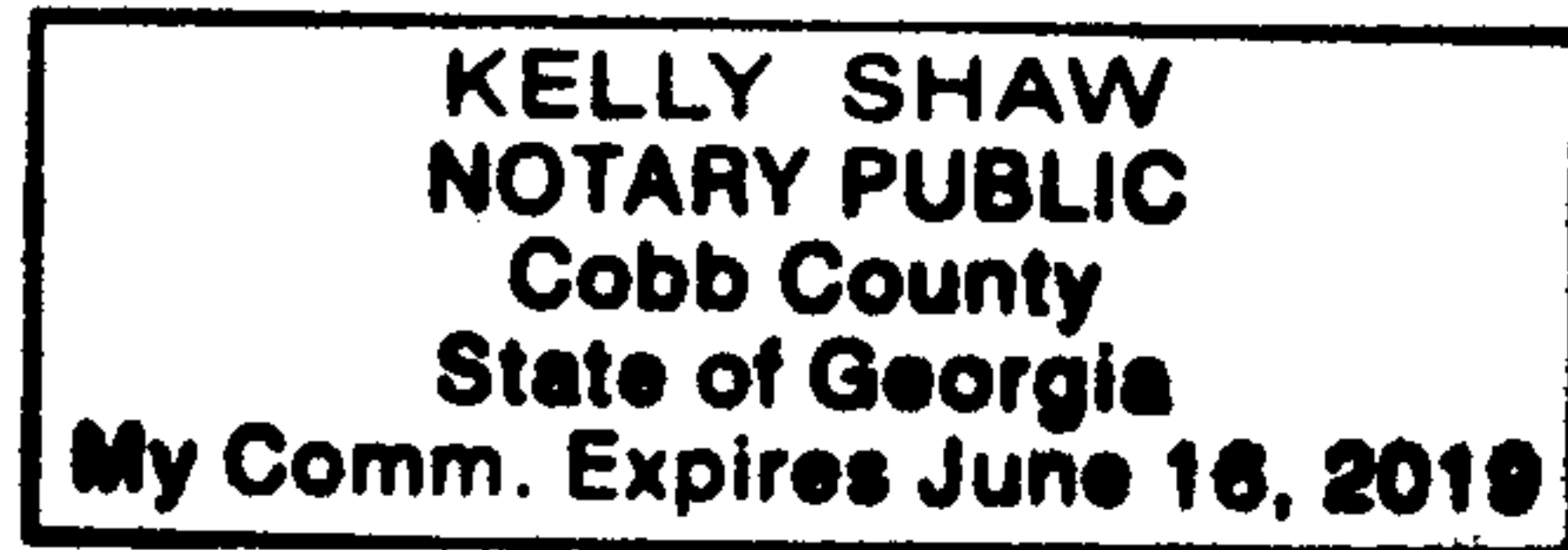
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Billy Scott whose name as auctioneer and the person conducting said sale for the Mortgagee has signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the

conveyance, he, in his capacity as such auctioneer and the person conducting the said sale for the Mortgagee, and with full authority, executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 18<sup>th</sup> Day of September, 2015.

Kelly Shaw  
NOTARY PUBLIC  
My commission expires:

This instrument prepared by:  
Mark A. Baker, P.C.  
Attorney at Law  
Busch White Norton, LLP  
3330 Cumberland Boulevard, Suite 300  
Atlanta, Georgia 30339  
(770) 790-3550 office  
(770) 790-3520 facsimile



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## Real Estate Sales Validation Form

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

Grantor's Name: Jennifer W. Webb and  
Jeffrey S. Webb

Grantee's Name: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST

Mailing Address: 139 Kentwood Lane  
Alabaster, AL 35007

Mailing Address: c/o Statebridge Company, LLC  
5680 Greenwood Plaza Blvd., Suite 100S  
Greenwood Village, CO 80111

Property Address: 139 Kentwood Lane  
Alabaster, AL 35007

Date of Sale: August 27, 2015

Total Purchase Price \$120,000.00

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: (Foreclosure Deed for recording this form is attached to)

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 9/18/2015

Unattested

(verified by)

Print Mark A. Baker Attorney

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



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