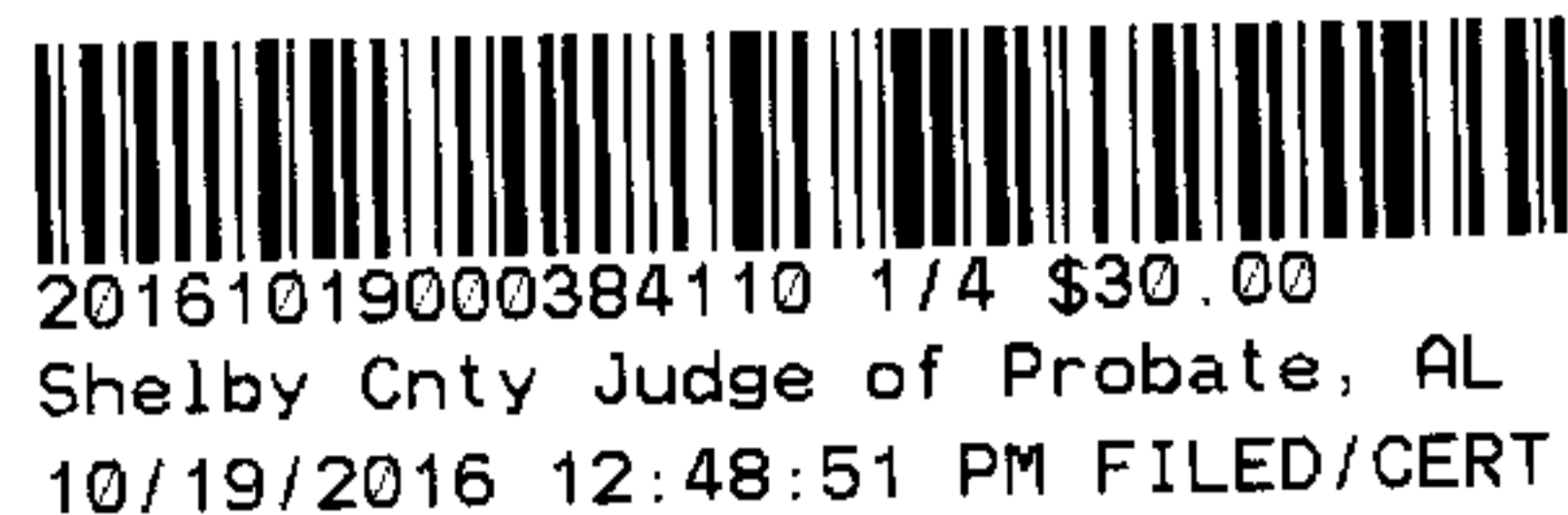


FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, December 20, 1993, George C. Schmid and wife, Mary Jane Schmid, ("Mortgagors"), executed a certain mortgage ("Mortgage") to Scott Mortgage Corp. said Mortgage being recorded December 23, 1993 in Book Page Instrument Number 1993-41158, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust by instrument recorded in Instrument Number 20160815000290140 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust as holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in Shelby County Reporter a newspaper published in Shelby County, Alabama, in its issues of 9/21/2016, 9/28/2016 and 10/5/2016.

WHEREAS, on October 19, 2016 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, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust in the amount of Two Hundred Thirty Six Thousand Four Hundred Fifty Two and 40/100 (\$236452.40) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, as purchaser; and

WHEREAS, Paul K. Lavelle conducted said sale on behalf of Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

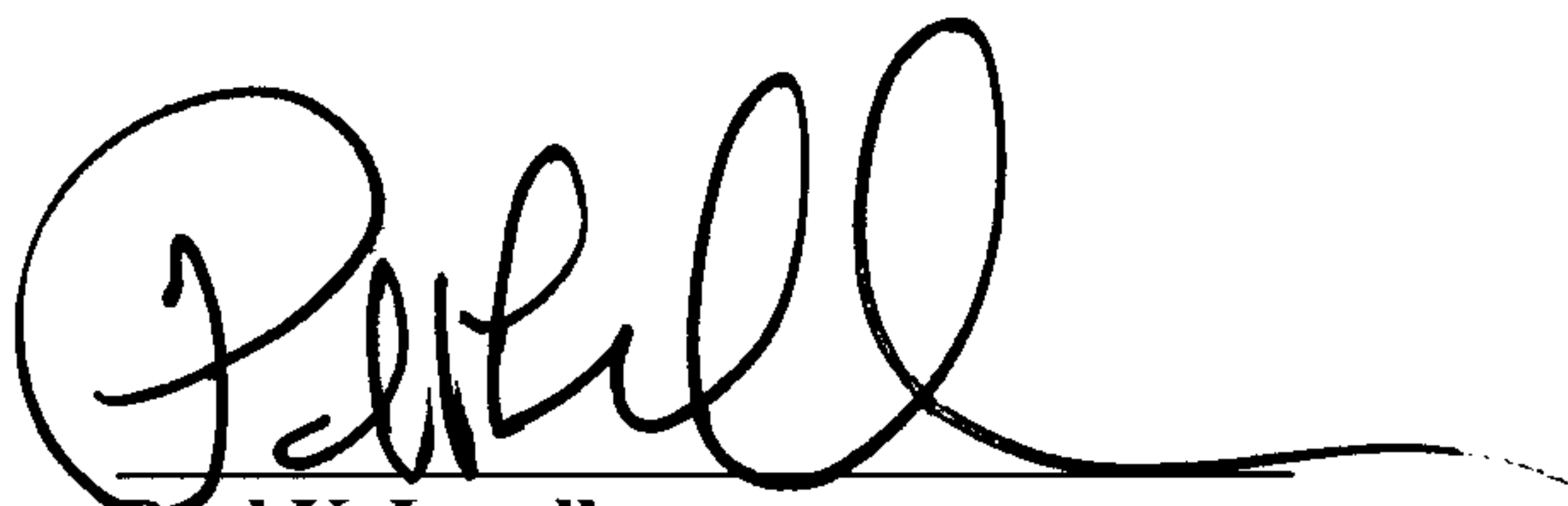
NOW THEREFORE, in consideration of the premises and the payment of Two Hundred Thirty Six Thousand Four Hundred Fifty Two and 40/100 (\$236,452.40) Dollars, Mortgagors, by and through Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, does grant, bargain, sell and convey unto Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust the following described real property situated in Shelby County, Alabama to wit:


Lot 275, according to the Survey of Brook Highland, as Eddlman Community 6th Sector, 2nd Phase, as recorded in Map Book 15, Page 50, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, its successors, assigns and legal representatives; subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust as holder, has caused this instrument to be executed by and through Paul K. Lavelle, as auctioneer conducting said sale for said Mortgagee, and said Paul K. Lavelle, has hereto set hand and seal on this the 19th day of October, 2016.

BY: George C. Schmid and Mary J. Schmid
BY: Wilmington Savings Fund Society, FSB,
DBA Christiana Trust, not individually but as
Trustee for Pretium Mortgage Acquisition Trust

BY: 
Paul K. Lavelle
as Auctioneer and Attorney-in-Fact


20161019000384110 2/4 \$30.00
Shelby Cnty Judge of Probate, AL
10/19/2016 12:48:51 PM FILED/CERT

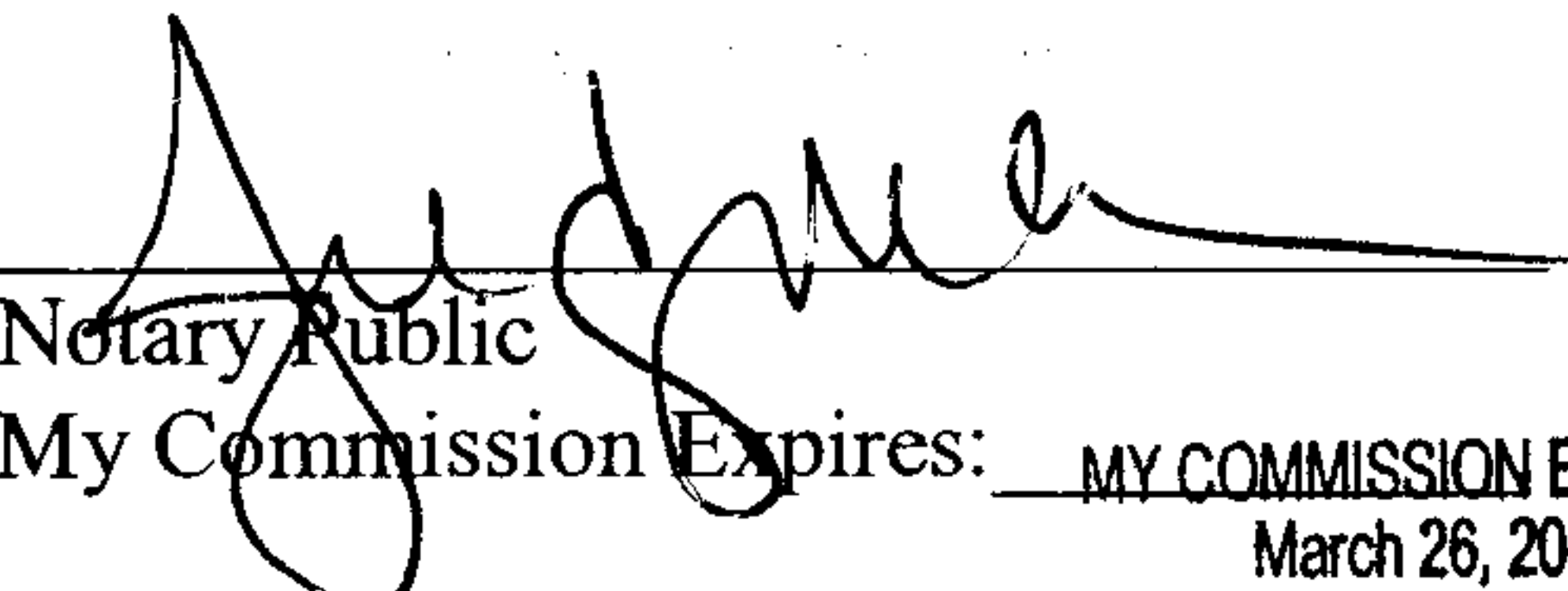
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul K. Lavelle, whose name as auctioneer and attorney in-fact for the Mortgagee, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, in capacity as such auctioneer, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 19th day of October, 2016

[Notary Seal]


Notary Public
My Commission Expires: MY COMMISSION EXPIRES:
March 26, 2018

This instrument prepared by:
Paul K. Lavelle
SPINA & LAVELLE, P.C.
One Perimeter Park South
Suite 400N
Birmingham, Alabama 35243
(205) 298-1800
Attorneys for Mortgagee

Send Tax Notice to:
Rushmore Loan Management Services, LLC
c/o SN Servicing Corp
323 Fifth Street
Eureka, CA 95501


20161019000384110 3/4 \$30.00
Shelby Cnty Judge of Probate, AL
10/19/2016 12:48:51 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name George C. Schmid and Mary J. Schmid

Mailing Address 4259 Ashington Dr.
Birmingham AL 35242

Property Address 4259 Ashington Drive
Birmingham, AL, 35242

Grantee's Name Wilmington Savings Fund Society, FSB, DBA
Christiana Trust, not individually but as Trustee for Pretium
Mortgage Acquisition Trust
323 Fifth Street
Eureka, CA 95501

Date of Sale 10/19/2016
Total Purchase Price \$ 236452.40

or

Actual Value \$ _____

or

Actual Market Value \$ _____



20161019000384110 4/4 \$30.00
Shelby Cnty Judge of Probate, AL
10/19/2016 12:48:51 PM FILED/CERT

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 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 October 19, 2016

Unattested
(verified by)

Spina & Lavelle, P.C.

By: Paul K. Lavelle

Sign: [Signature]

As Attorney for: Wilmington Savings Fund Society, FSB, DBA
Christiana Trust, not individually but as Trustee for Pretium Mortgage
Acquisition Trust