

20161220000463670  
12/20/2016 08:58:03 AM  
DEEDS 1/3

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Kaacie D Abernathy  
1286 Village Trail  
Calera, AL 35040

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Thousand One Hundred Fifty-Two and 00/100 Dollars (\$120,152.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust** (herein referred to as Grantor) do grant, bargain, sell and convey unto **Kaacie D Abernathy** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 73, according to the Map and Survey of Final Plat of Waterford Village Sector 5, Phase 2, recorded in Map Book 36, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama**

\$115,152.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith. \$5,000 of the consideration was paid from the proceeds of a purchase money second mortgage.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

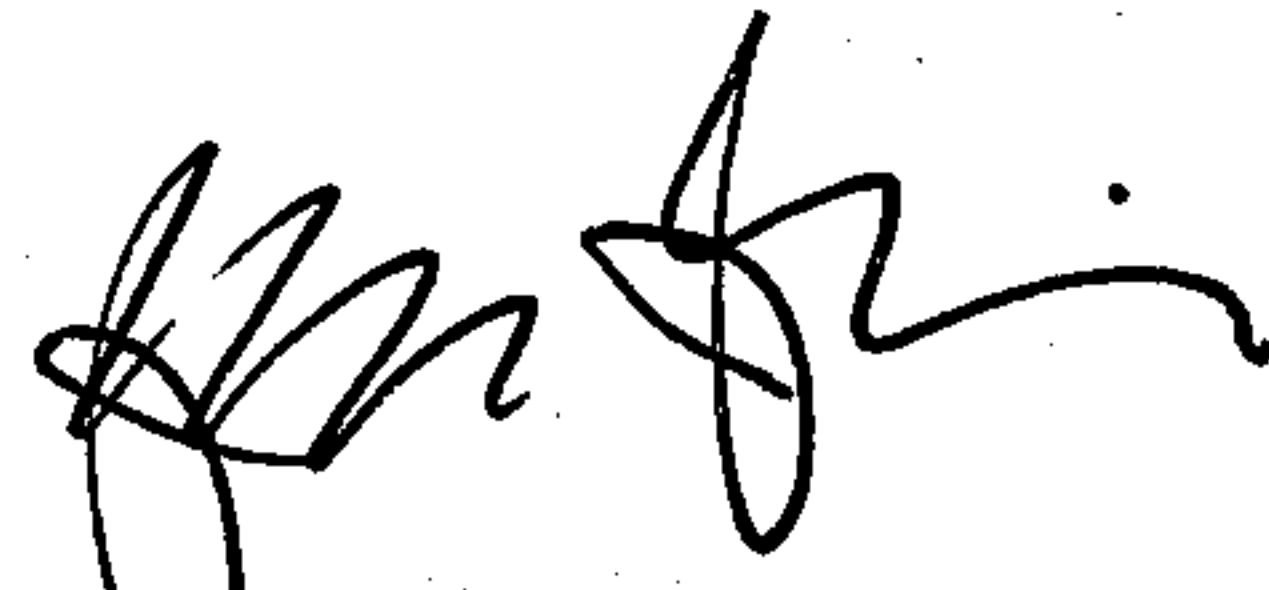
TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust, by its Attorney-in-Fact, RMS Asset Management, LLC who is authorized to execute this conveyance, has hereto set its signature and seal, this December 2, 2016.

**RMS ASSET MANAGEMENT, LLC**  
**Attorney-in-Fact for**  
**CHRISTIANA TRUST, A DIVISION OF**  
**WILMINGTON SAVINGS FUND SOCIETY,**  
**FSB, NOT IN ITS INDIVIDUAL**  
**CAPACITY, BUT SOLELY AS OWNER**  
**TRUSTEE ON BEHALF OF RBSHD 2013-1**  
**TRUST**

by:

  
Authorized Signer

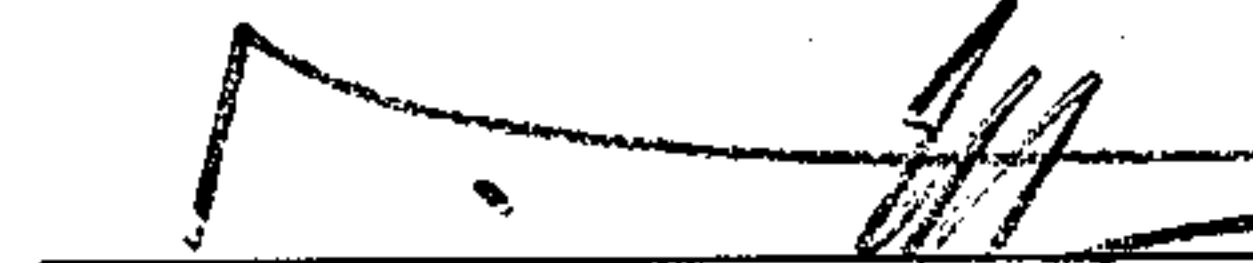
James R. Guerin  
Printed name/title

STATE OF CALIFORNIA  
COUNTY OF ORANGE

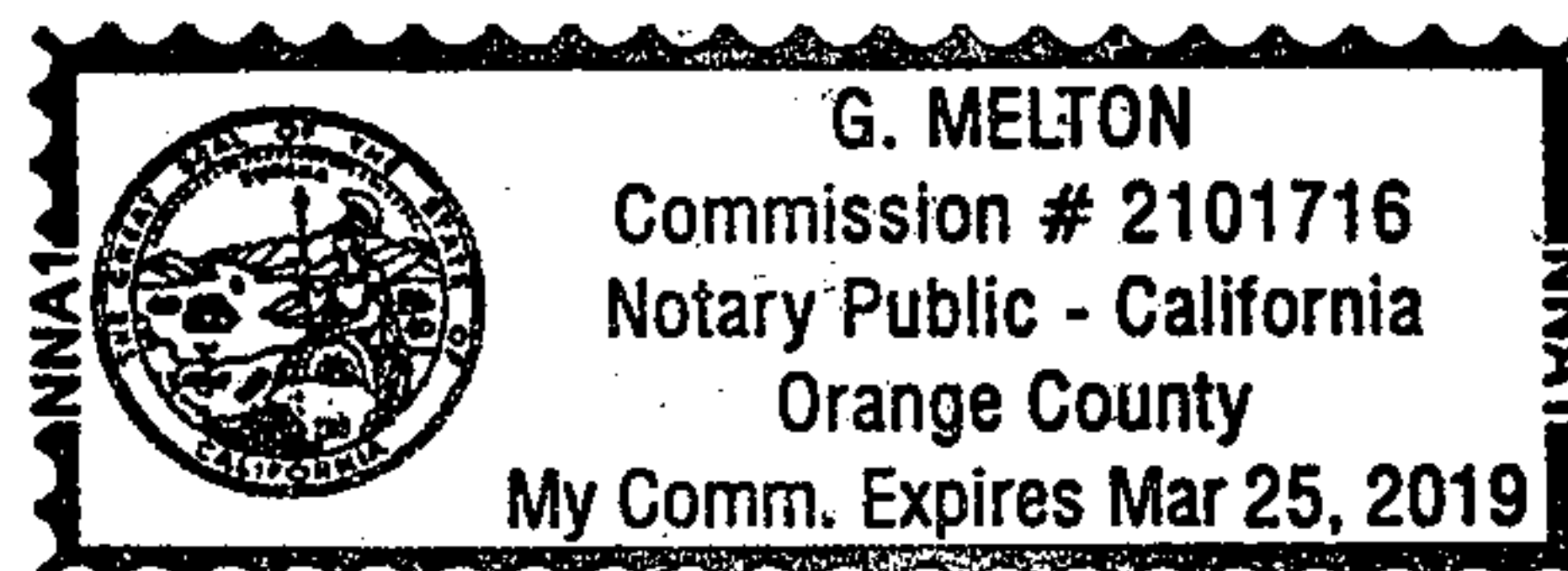
20161220000463670 12/20/2016 08:58:03 AM DEEDS 2/3

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RMS Asset Management, LLC whose name as Attorney-in-Fact of Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust, 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 the conveyance, RMS Asset Management, LLC, in its capacity as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this December 1, 2016.

  
Notary Public G. Melton

My Commission Expires: 03/25/2019



Grantor's Address:  
2800 28th Street, Ste 102  
Santa Monica, CA 90405

Property Address:  
1286 Village Trail  
Calera, AL 35040

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 12/01/2016 before me, G. MELTON,

JAMES R. GUERIN

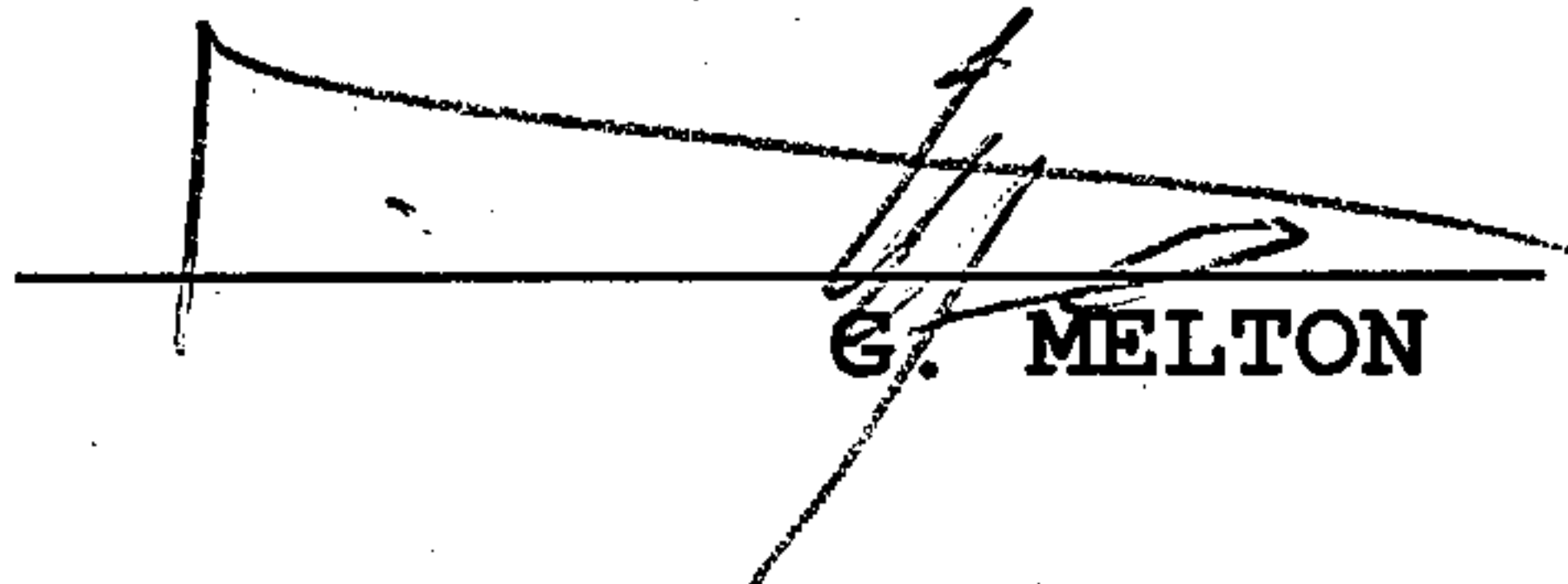
A Notary Public personally appeared \_\_\_\_\_

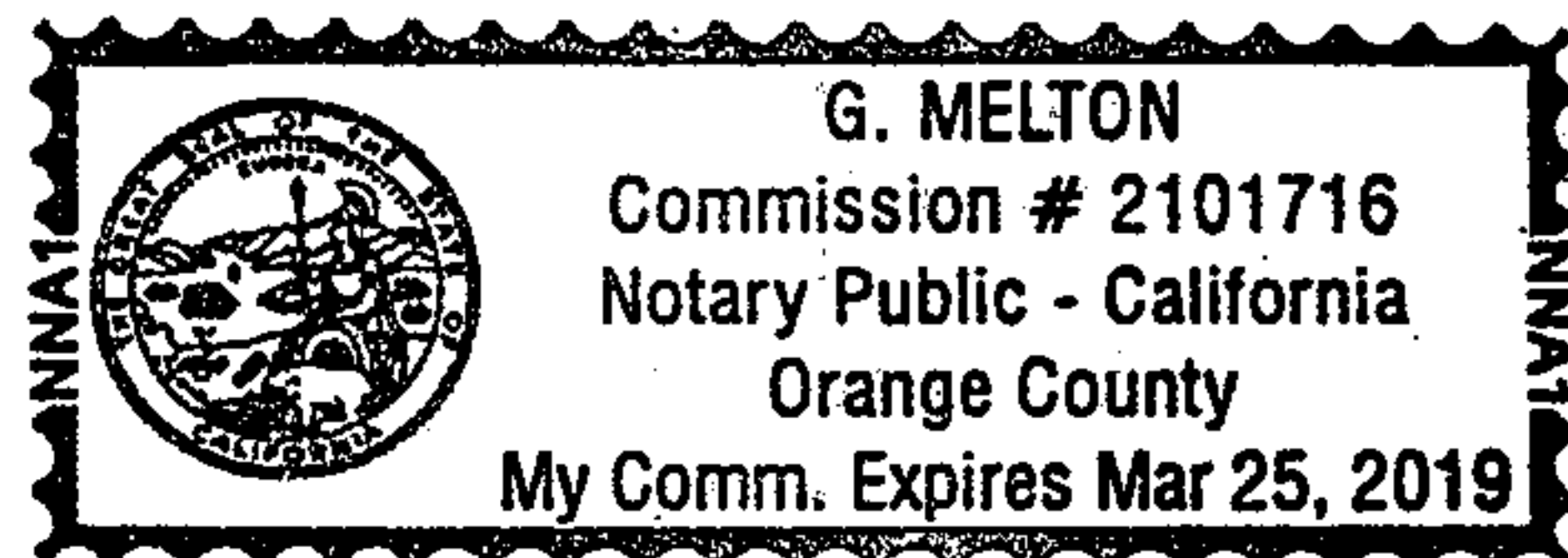
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

  
G. MELTON



(Seal)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
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\$22.00 CHERRY  
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