

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY



20170309000081410 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/09/2017 01:55:54 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That ADAM WEBB and HOLLY WEBB, husband and wife, did, on to-wit, April 13th, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Hometown Mortgage Services, Inc., which mortgage is recorded in Instrument No. 20100419000119080, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by instrument recorded in Instrument No. 20160706000233210 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust 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, in its issues of January 25, 2017, February 1, 2017 and February 8, 2017; and

WHEREAS, on February 22nd, 2017, 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, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust in the amount of ONE HUNDRED FIFTEEN THOUSAND and 00/100ths (\$115,000.00) DOLLARS, which sum the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust; and

WHEREAS, said 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 FIFTEEN THOUSAND and 00/100ths (\$115,000.00) DOLLARS, on the indebtedness secured by said mortgage, the said ADAM WEBB and HOLLY WEBB, acting by and through the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by Aaron Warner, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 62 of Indian Highlands, Third Addition, as shown on map recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations and rights-of-way of record.

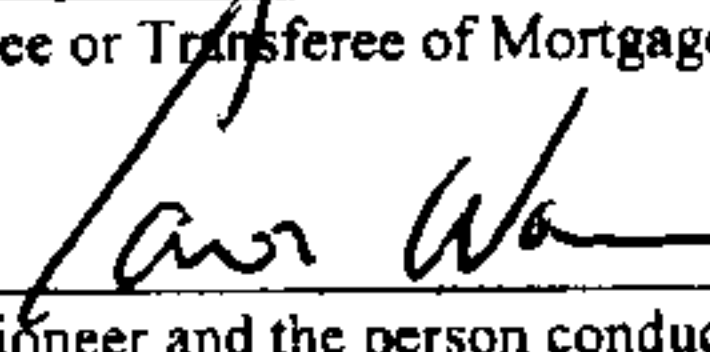
TO HAVE AND TO HOLD THE above-described property unto the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust has caused this instrument to be

executed by Aaron Warner as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and in witness whereof the said Aaron Warner has executed this instrument in his/her capacity as such auctioneer on this the 22nd day of February, 2017.

ADAM WEBB and HOLLY WEBB  
Mortgagors

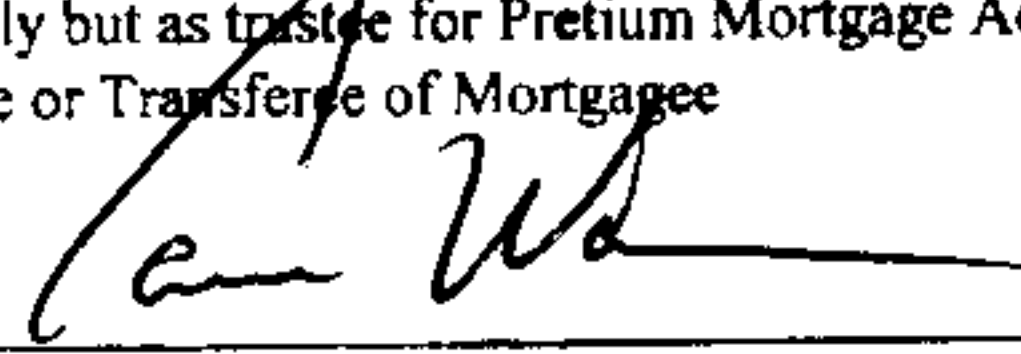
By: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust  
Mortgagee or Transferee of Mortgage

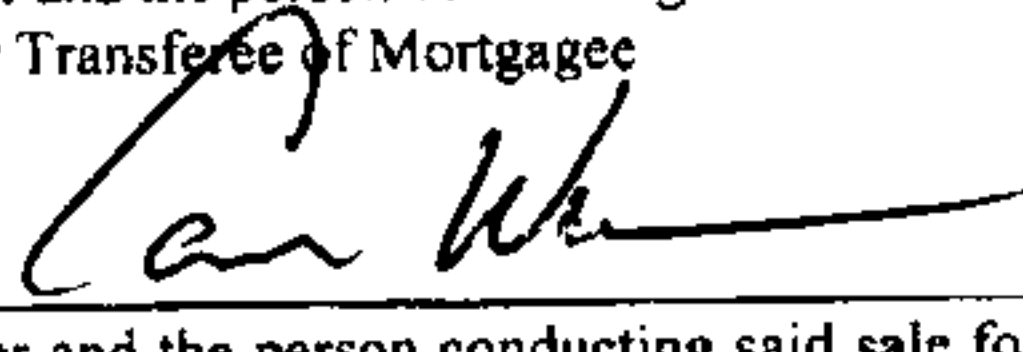
By:   
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage



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Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust  
Mortgagee or Transferee of Mortgage

By:   
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage

  
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of February, 2017.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-10-19

This instrument prepared by:  
Goodman G. Ledyard  
PIERCE LEDYARD, P.C.  
Post Office Box 161389  
Mobile, Alabama 36616

Send Tax notice to:  
Grantee's Address:  
7105 Corporate Dr.  
Plano, TX 75024

The following information is required by § 40-22-1

Grantors' Address: 224 Commanche St., Montevallo, AL 35115  
Property Address: 224 Commanche St., Montevallo, AL 35115  
Date of Sale: 2/22/17  
Consideration: \$115,000.00

**LAURA MEYER**  
Notary Public, Alabama State At Large  
My Commission Expires  
June 10, 2019