


PREPARED BY:

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Non-Judicial Foreclosure & Title Clearance (GA/AL/MS)
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1544 Old Alabama Road
Roswell, GA 30076


20170518000174400 1/3 \$26.00
Shelby Cnty Judge of Probate AL
05/18/2017 03:22:03 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20060929000484590

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, September 25, 2006, **Don Haefner, Married, Janise Sturgis Haefner, Married And Katherine L. Sturgis, Single, Mortgagor**, did execute a certain mortgage to **American General Financial Services of Alabama, Inc.**, which said mortgage is recorded in Instrument No. 20060929000484590 as modified by that certain Modification Agreement in Instrument No. 20121107000428220, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust**, as transferee, said transfer is recorded in Instrument 20170306000075420, aforesaid records, and Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 03/15/2017, 03/22/2017, 03/29/2017; and

WHEREAS, on April 6, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 1:31 o'clock pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Montevallo, 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 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust in the amount of **ONE HUNDRED NINE THOUSAND SIX HUNDRED NINETY-SEVEN DOLLARS AND TEN CENTS (\$109,697.10)** which sum the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage 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 Carlsbad Funding Mortgage Trust; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED NINE THOUSAND SIX HUNDRED NINETY-SEVEN DOLLARS AND TEN CENTS (\$109,697.10), cash, on the indebtedness secured by said mortgage, the said Don Haefner, Married, Janise Sturgis Haefner, Married And Katherine L. Sturgis, Single, acting by and through the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of above said 1/4-1/4 thence North 00 degrees 00 minutes 00 seconds East, a distance of 495.43 feet; thence South 87 degrees 48 minutes 00 seconds East a distance of 917.39 feet; thence South 87 degrees 55 minutes 34 seconds East, a distance of 359.87 feet; thence North 00 degrees 07 minutes 29 seconds East, a distance of 77.20 feet to the point of beginning, said point lying on the westerly R.O.W. line of Shelby County highway 16, 80' R.O.W.; thence North 00 degrees 06 minutes 35 seconds East, and along said R.O.W. line a distance of 139.90 feet; thence North 87 degrees 48 minutes 01 seconds West and leaving said R.O.W. line, a distance of 134.51 feet; thence South 08 degrees 02 minutes 48 seconds West, a distance of 124.95 feet; thence South 81 degrees 57 minutes 12 seconds East, a distance of 153.14 feet to the point of beginning, said parcel containing 0.44 acres, more or less.

TO HAVE AND TO HOLD the above described property unto Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Don Haefner, Married, Janise Sturgis Haefner, Married And Katherine L. Sturgis, Single, Mortgagor(s) by the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust have caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Aaron Warner, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 8 day of May, 2017.

Don Haefner, Janise Sturgis Haefner And Katherine L. Sturgis, Mortgagor(s)

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

By:
(sign)

(print)

Aaron Warner
Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this 8th day of May, 2017.

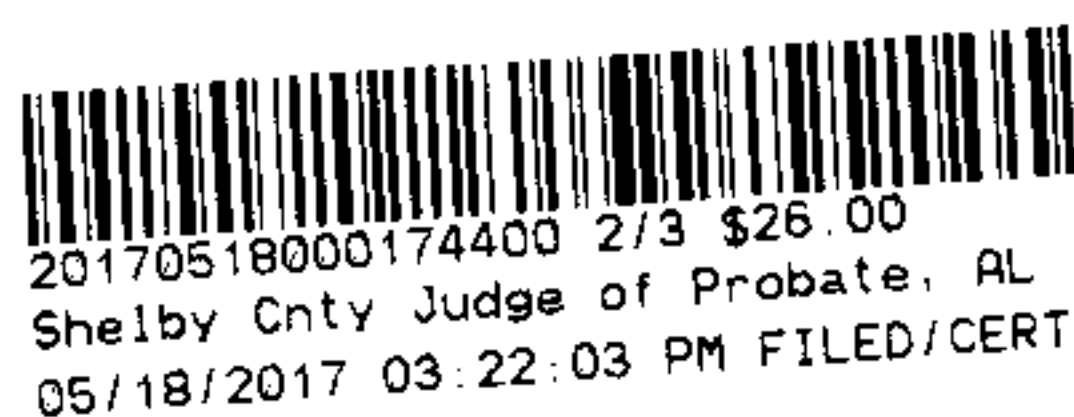
Laura Meyer
NOTARY PUBLIC

My Commission Expires: 6-10-19

Grantee Name / Send tax notice to:
ATTN:
RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 Laguna Canyon Road
Suite 100
Irvine, CA 92618



File No.: 958016



Real Estate Sales Validation Form
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>

Grantor's Name	Don Haefner, Janise Sturgis Haefner And Katherine L Sturgis	Grantee's Name	Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust
Mailing Address	15480 Laguna Canyon Road Suite 100 Irvine, CA 92618	Mailing Address	15480 Laguna Canyon Road Suite 100 Irvine, CA 92618
Property Address	6233 Hwy 16 Montevallo, AL 35115	Date of Sale	April 6, 2017
		Total Purchase price	\$109,697.10
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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	5-4-17	Print	Cory Clark
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 958016


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