

20171205000434660
12/05/2017 08:25:35 AM
DEEDS 1/4

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST (herein, "Grantor"), whose address is 120 South 6th Street, Ste. 2100, Minneapolis, MN 55402, for and in consideration of the sum of One Hundred Forty-four Thousand and No/100 Dollars (\$144,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to LUKE CUMMINGS, a married man (herein, "Grantee"), whose address is 224 Comanche Street, Montevallo, AL 35115, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 224 Comanche Street, Montevallo, AL 35115

SOURCE OF TITLE: Instrument Number 20170309000081410

PROPERTY ID: 27 5 21 1 001 067.000

REAL PROPERTY TAX: \$ 0.00 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons claiming by and through Grantor.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 6th day of November, 2017.

GRANTOR:

WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a
CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE
FOR PRETIUM MORTGAGE ACQUISITION TRUST

By: ALTA RESIDENTIAL SOLUTIONS, LLC,
AS ATTORNEY-IN-FACT

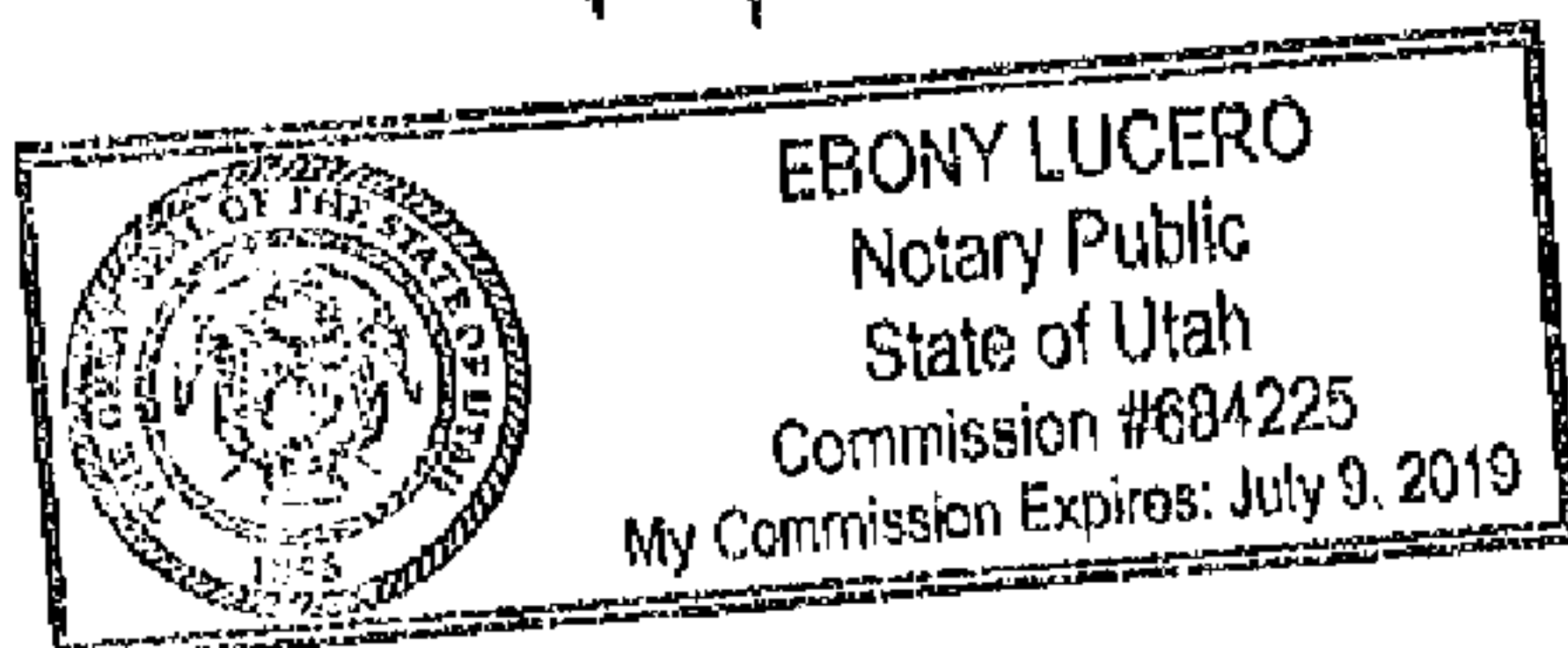
By: [Signature]
Name:
Title: AUTHORIZED PERSON

STATE OF Utah)
COUNTY OF Salt Lake)-SS.
)

On this 6 day of November, 2017 before me personally appeared Rony Hyde, Authorized Person of ALTA RESIDENTIAL SOLUTIONS, LLC, who executed the within instrument as Attorney-in-fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: 11/6/2017



[Signature]
Print Name: Ebony Lucero
Notary Public in the State of Utah
Residing at: Salt Lake
MY COMMISSION
EXPIRES: 7/9/19

This instrument was prepared by:

RAVEN PERRY-BEACH, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
#112188-2-15-ALTA-AL

The Grantee's address is:

LUKE CUMMINGS
224 COMANCHE STREET
MONTEVALLO, AL 35115

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

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.

Parcel ID: 27 5 21 1 001 067.000

Commonly known as 224 Comanche Street, Montevallo, AL 35115
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20080718000291790.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name WILMINGTON SAVINGS FUND

Mailing Address

120 South 6th Street, Ste. 2100
Minneapolis, MN 55402Grantee's Name LUKE CUMMINGS

Mailing Address

224 Comanche Street
Montevallo, AL 35115Property Address 224 Comanche StreetMontevallo, AL 35115Date of Sale 11/6/17Total Purchase Price \$ \$144,000.00

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 _____☐ 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 _____

Print

For Myself

Unattested _____

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/05/2017 08:25:35 AM
\$168.00 CHERRY
20171205000434660

[Signature]