

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/23/2018 12:54:04 PM  
\$15.00 JESSICA  
20180223000057910

20180223000057910  
02/23/2018 12:54:04 PM  
ASSIGN 1/1

**WHEN RECORDED MAIL TO:**  
**Kondaur Capital Corporation**  
333 South Anita Drive, Suite 400  
Orange, California 92868  
541108

[Space Above This Line For Recording Data]

### ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-3, c/o Kondaur Capital Corporation, having an address of 333 South Anita Drive,, hereby assigns, and transfers to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Certificates Trustee for NNPL Trust Series 2012-1, whose address is 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801, all its right, title and interest in and to that certain Mortgage executed by L Shefton Riggins a Married Man and Shelda Y Riggins-Thomas, and Mike Thomas, Wife and Husband, with an original principal amount of \$241,375.00 to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Ocwen Loan Servicing LLC, and bearing the date of December 28, 2006 and recorded as Instrument Number 20070122000031970 on January 22, 2007 of Official Records in the County Recorder's office of Shelby County, State of Alabama.

Commonly known as: 112 WIDGEON DRIVE, ALABASTER, AL 35007  
APN/Parcel Number: 23 6 141 002 036.000

*IN WITNESS WHEREOF*, the Assignor has caused these presents to be signed by its duly authorized officer this 22<sup>nd</sup> th day of February, 2018.

**Matawin Ventures Trust Series 2016-3, By Kondaur Capital Corporation, as Separate Trustee**

By:

Name: Hanh Nguyen

Title: Collateral Manager

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.

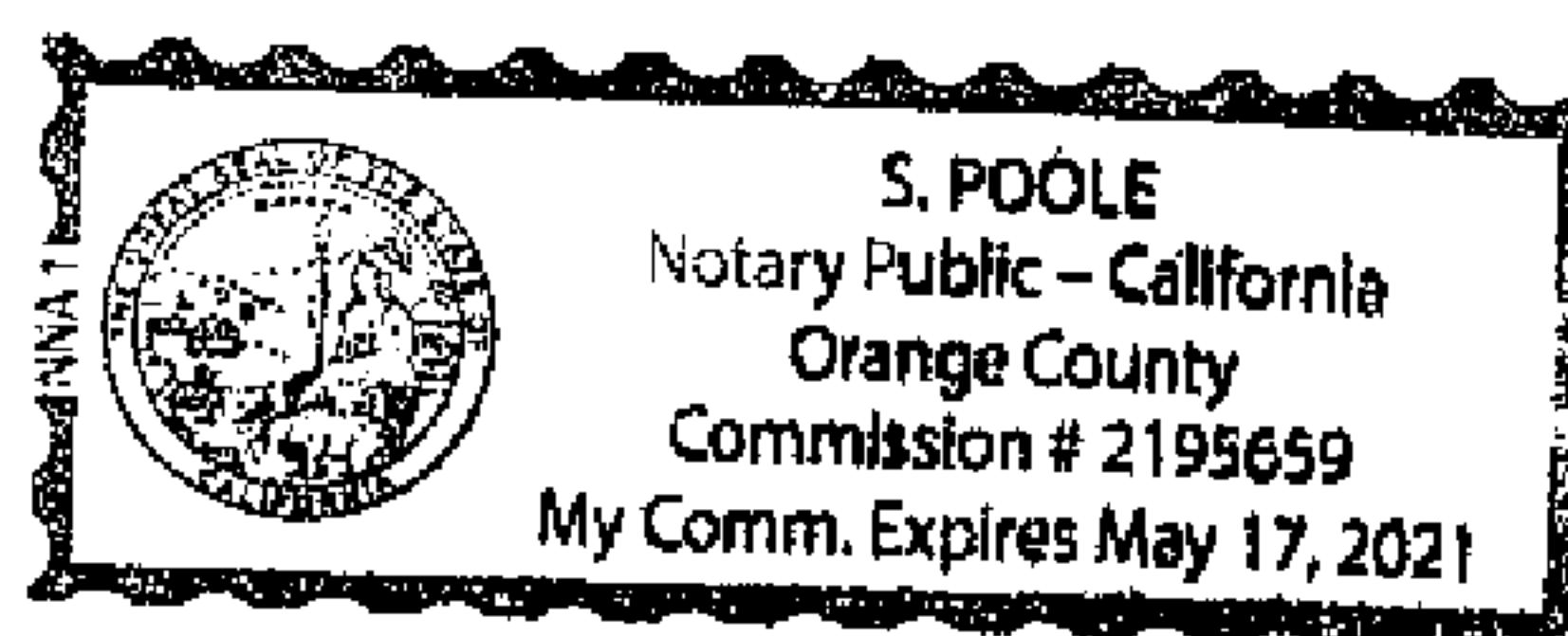
STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS.

On February 22, 2018 before me, S. Poole, Notary Public, personally appeared Hanh Nguyen, 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 and 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 that under penalty of perjury under laws of the State of California that the foregoing paragraph is true and correct.

Notary Public

My Commission Expires:



**Prepared By: Duy Ho**  
**Kondaur Capital Corporation**  
333 South Anita Drive, Suite 400  
Orange, California 92868