

20180322000095540
03/22/2018 02:12:32 PM
DEEDS 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 850548

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03-9-30-0-002-002.022

DEED DATED 3/13/2018 **SPECIAL/LIMITED WARRANTY DEED**

Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, hereinafter grantor, whose tax-mailing address is **15480 Laguna Canyon 100, Irvine, CA 92618**, for \$380,000.00 (Three Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Jared Lamar Elliott and Megan G. Elliott**, hereinafter grantees, whose tax mailing address is **4259 ASHINGTON DRIVE, BIRMINGHAM AL 35242**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION


Prior instrument reference: **20161019000384110** recorded on **10/19/2016**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on March 13, 2018:

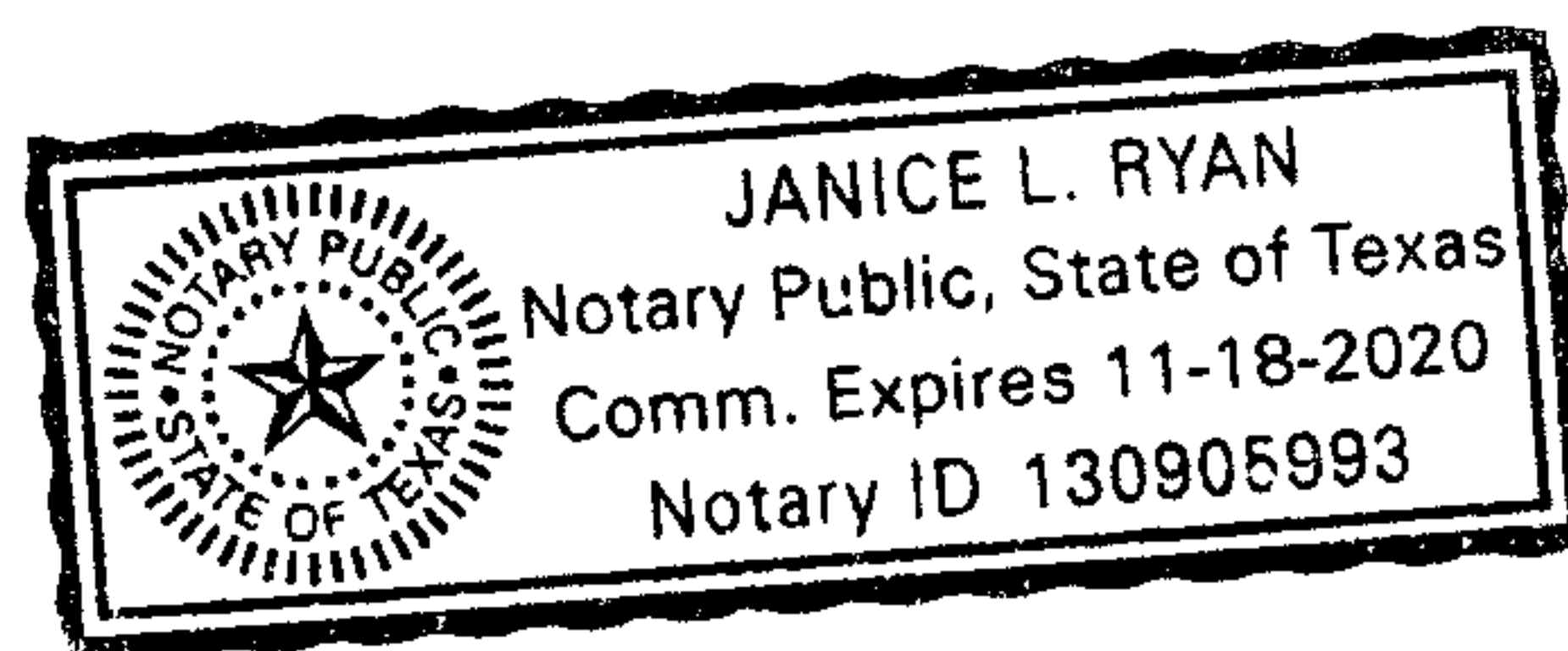
Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, By Rushmore Loan Management Services, LLC as Attorney in Fact

By: 
Susan Christy
Its: Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Susan Christy ~~its~~ AVP, on behalf of the Grantor **Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, By Rushmore Loan Management Services, LLC as Attorney in Fact** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she executed the same in his/her capacity as AVP and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 13th day of March, 2018




Notary Public

**EXHIBIT A
(LEGAL DESCRIPTION)**

The following described real property situated in the County of Shelby and State of Alabama to-wit:

Lot 275, according to the Survey of Brook Highland, as Eddleman Community, 6th Sector, 2nd Phase, as recorded in Map Book 15, Page 50, in the Probate Office of Shelby County, Alabama.

Tax ID: 03-9-30-0-002-002.022

PROPERTY ADDRESS 4259 ASHINGTON DRIVE, BIRMINGHAM AL 35242



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/22/2018 02:12:32 PM
\$404.00 CHERRY
20180322000095540

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 Society, FSB, DBA Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust | Grantee's Name | Jared Lamar Elliott and Megan G. Elliott |
| Mailing Address | 15480 Laguna Canyon 100, Irvine, CA 92618 | Mailing Address | 4259 ASHINGTON DRIVE, BIRMINGHAM AL 35242 |
| Property Address | 4259 ASHINGTON DRIVE, BIRMINGHAM AL 35242 | Date of Sale | 3/13/2018 |
| | | Total Purchase Price | 380,000.00 |
| | | or | |
| | | Actual Value | \$ |
| | | or | |
| | | Assessor's Market Value | \$ 400,900.00 |

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 checked="" type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <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 | 30 MAR 2017 | Print | JARED ELLIOTT |
| Unattested | | Sign | |
| | (verified by) | | ((Grantor/Grantee/Owner/Agent) circle one |