

SEND TAX NOTICES TO:

**Wilmington Savings Fund Society, FSB, as
trustee of Stanwich Mortgage Loan Trust A
1600 South Douglass Road
Suite 200-A
Anaheim, CA 92806**

**20180613000209840
06/13/2018 03:20:36 PM
FCDEEDS 1/5**

**GRANTOR: Bobby Littleton and Teresa
Littleton**

**GRANTEE: Wilmington Savings Fund
Society, FSB, as trustee of Stanwich Mortgage
Loan Trust A**

For Informational Purposes Only:

Property Address: 1034A Hwy 72, Pelham, AL 35124

Purchase Price: \$72,806.61 ***Mortgagee credit***

Sale Date: June 7, 2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 22, 2006, Bobby Littleton and Wife Teresa Littleton, executed a certain mortgage on the property hereinafter described to Citifinancial Corporation, LLC which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on August 25, 2006 as Instrument No. 20060825000417280; and subsequently transferred and assigned to Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A and said assignment being recorded as Instrument No. 20180305000070250; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in Pelham, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said

sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A, ("Transferee") 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 16, 2018, May 23, 2018, May 30, 2018; and

WHEREAS, on June 7, 2018, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Pelham, Alabama, the property hereinafter described; and

WHEREAS, Jessica Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A in the amount of \$72,806.61, which sum of money Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A offered to credit on the indebtedness secured by said mortgage, and the said Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A, by and through Emlyn Lucas, as attorney for said Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NE 1/4 of the SE 1/4, Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Westerly along the

South line of said quarter-quarter a distance of 146.0 feet to the point of beginning of the parcel being described; Thence turn an angle of 91 degrees 46 minutes 50 seconds to the right and run Northerly a distance of 114.46 feet to a point; Thence turn an angle of 88 degrees 13 minutes 10 seconds to the right and run Easterly a distance of 356.30 feet to a point; Thence turn an angle of 88 degrees 13 minutes 10 seconds to the left and run Northerly a distance of 114.58 feet to a point; Thence turn an angle of 88 degrees 13 minutes 10 seconds to the right and run Easterly a distance of 168.70 feet to a point; Thence turn an angle of 65 degrees 00 minutes 00 seconds to the left and run Northeasterly a distance of 148.78 feet to a point; Thence turn an angle of 156 degrees 20 minutes 00 seconds to the right and run Southerly a distance of 363.88 feet to a point, Thence turn an angle of 88 degrees 40 minutes 00 seconds to the right and run Westerly a distance of 586.53 feet to the point of beginning, containing 2.25 acres, more or less. Property is served by a twenty foot wide easement described in separate description.

Subject to the following described Easement: a twenty foot (20 foot) wide access Easement described as follows: Commence at the SW Corner of the NE 1/4 of the SE 1/4, section 18, township 20 south, range 2 west, Shelby County, Alabama, and run thence westerly a distance of 396.0 feet to a point; thence turn an angle of 91 degrees 46 minutes 50 seconds to the right and run northerly a distance of 209.03 feet to the point of beginning of the Easement being described; thence continue along last described course a distance of 10.01 feet to a point; thence turn an angle of 88 degrees 13 minutes 10 seconds to the right and run easterly a distance of 1057.47 feet to a point on the west property line of parcel No. 1; thence turn an angle of 91 degrees 20 minutes 00 seconds to the right and run southerly a distance of 10.01 feet to a point; thence turn an angle of 88 degrees 40 minutes 00 seconds to the right and run westerly a distance of 1057.32 feet to the point of beginning and the end of easement.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

Address: 1034-A HWY 72; Pelham, AL 35124 Tax Map or Parcel ID No.: 14-4-18-4-001-005.004

Subject Property is located in Shelby County

TO HAVE AND TO HOLD the above described property to Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A and its successors and assigns; 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.

IN WITNESS WHEREOF, Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A has caused this instrument to be executed by and through Emlyn Lucas, as attorney for said Transferee, and said Emlyn Lucas, as attorney for said Transferee, being informed of the contents has voluntarily hereto set her hand and seal on this the 13th day of June, 2018.


WITNESS

W/ Jeremy Metzger
Print name

Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A

By: Emlyn Lucas
Emlyn Lucas, Attorney for Transferee

STATE OF GEORGIA)
COUNTY OF FULTON)

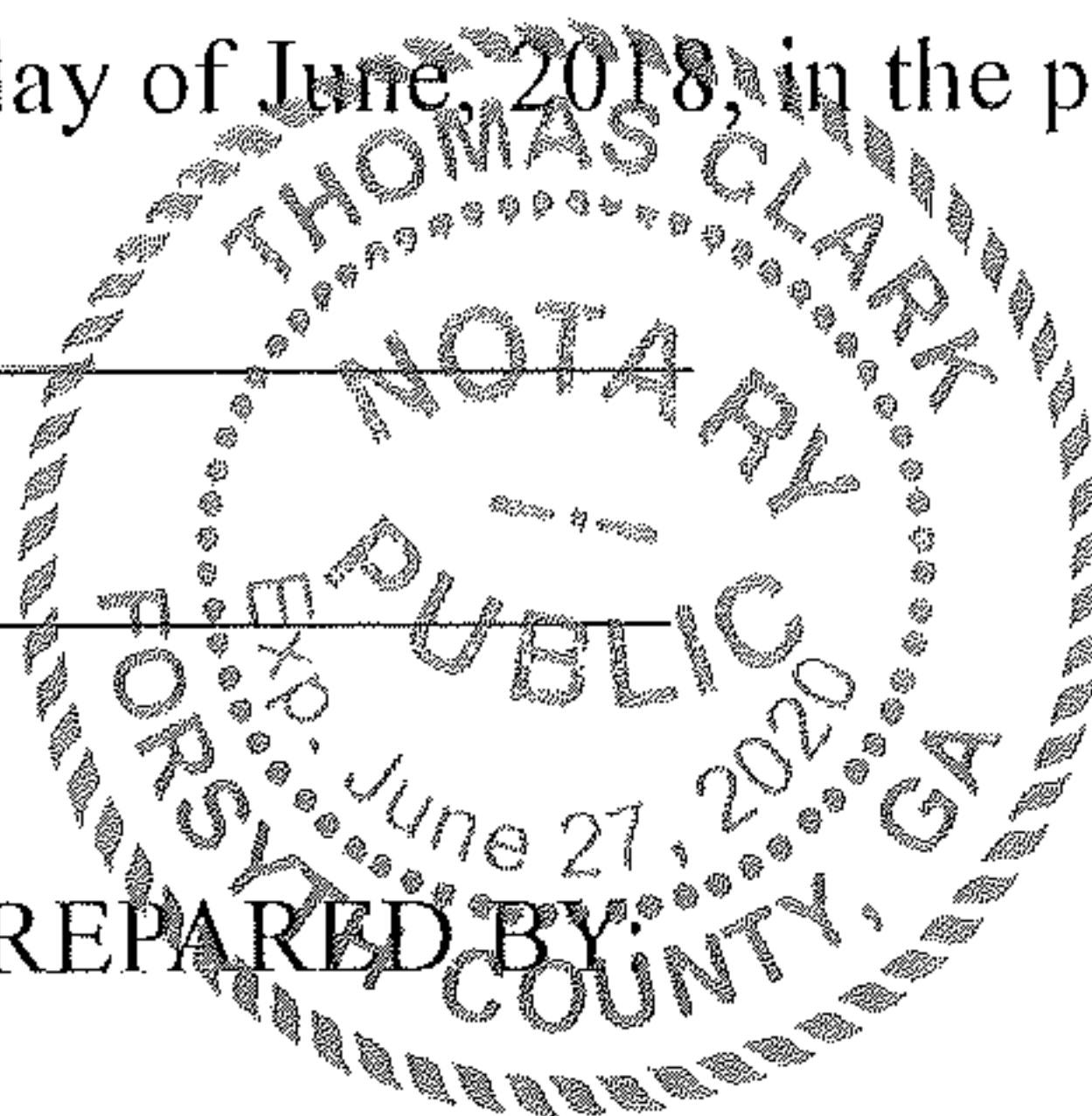
Sworn to and signed this 13th day of June, 2018, in the presence of:

Notary Public

My Commission Expires:
(Notary Seal)

THIS INSTRUMENT WAS PREPARED BY

Emlyn Lucas
Aldridge Pite, LLP
Fifteen Piedmont Center
3575 Piedmont Rd. NE
Suite 500
Atlanta, GA 30305



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Bobby Littleton and Teresa Littleton	Grantee's Name	Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A
Mailing Address	1034A Hwy 72, Pelham, AL 35124	Mailing Address	1600 South Douglass Road Suite 200-A Anaheim, CA 92806
Property Address	1034A Hwy 72, Pelham, AL 35124	Date of Sale	June 7, 2018
		Total Purchase Price	\$72,806.61
		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- Foreclosure Deed
☐ 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

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 Emlyn Lucas

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2018 03:20:36 PM
\$28.00 CHERRY
20180613000209840

[Signature]

Form RT-1