

SEND TAX NOTICE TO:  
Kondaur Capital Corporation  
1 City Blvd. W. Suite 1700  
Orange, CA 92868

20190402000106090  
04/02/2019 03:31:43 PM  
FCDEEDS 1/4

STATE OF ALABAMA )

SHELBY COUNTY )

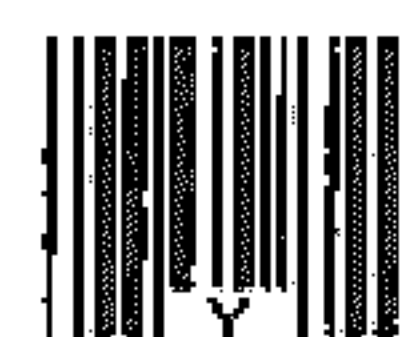
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of February, 2006, Uchenna G. Ifediba and Patrick E. Ifediba, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Bayrock Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060224000090230, said mortgage having subsequently been transferred and assigned to 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 2017-2, by instrument recorded in Instrument number 20180206000038970, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said 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 2017-2 did declare all of the indebtedness



secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 13, 2019, March 20, 2019, and March 27, 2019; and

WHEREAS, on April 2, 2019, 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 conducted, and 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 2017-2 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, 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 2017-2 was the highest bidder and best bidder in the amount of Five Hundred Ninety-Nine Thousand And 00/100 Dollars (\$599,000.00) on the indebtedness secured by said mortgage, the said 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 2017-2, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto 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 2017-2 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Being Lot No. 24-B, Castle Rock Drive Resurvey, as shown on plat of record in Plat Book 23, Page 72, in the Probate Office of Shelby County, Alabama, to which plat reference is hereby made for a more particular description.

TO HAVE AND TO HOLD the above described property unto 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 2017-2 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.



IN WITNESS WHEREOF, 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 2017-2, has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Transferee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 2nd day of April, 2019.

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 2017-2

By: Sirote & Permutt, P.C.  
Its: Attorney

By: [Signature]  
Jahan Berns, Esq.

STATE OF ALABAMA )

JEFFERSON COUNTY )

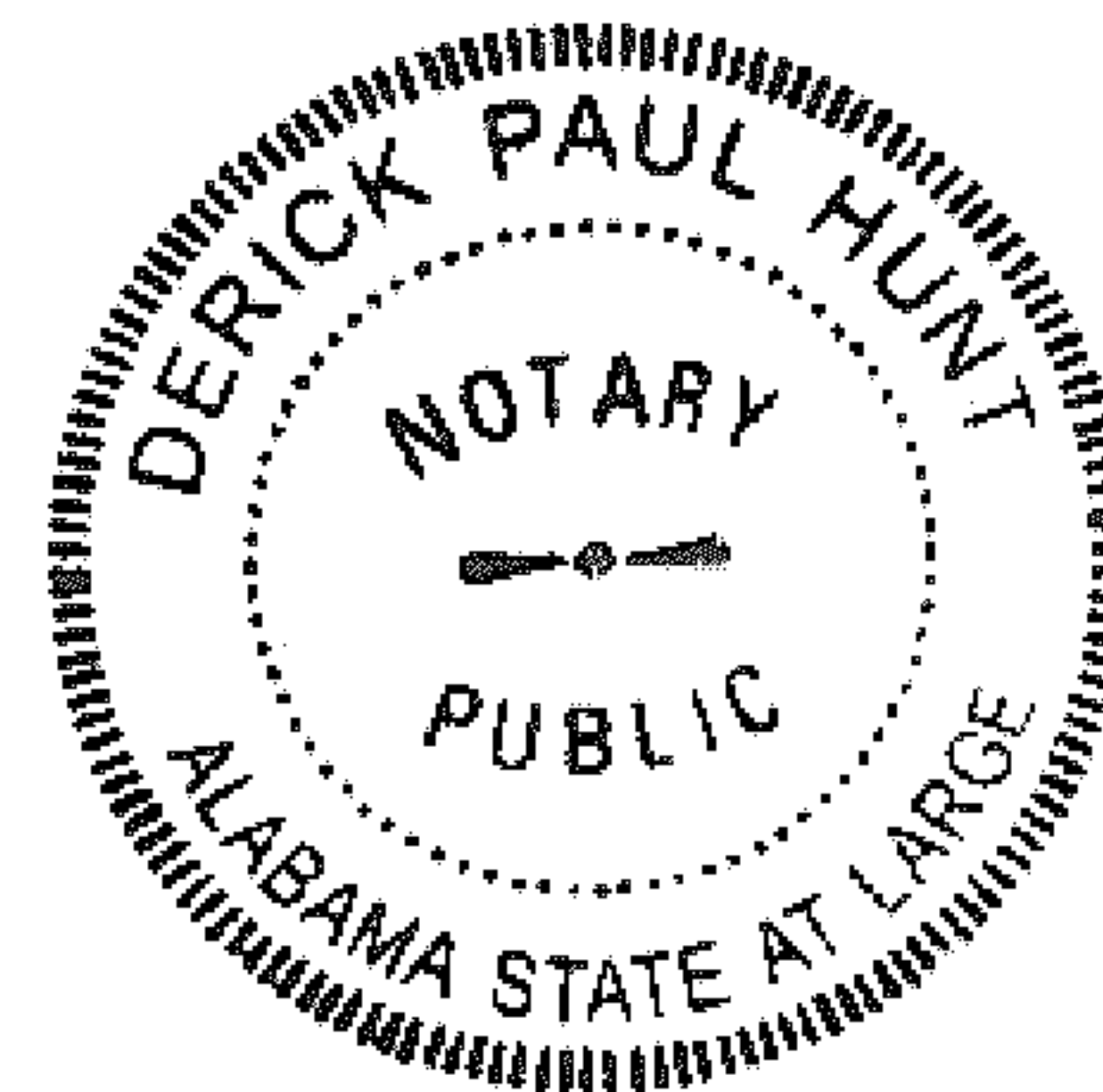
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jahan Berns, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2017-2, 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 said conveyance, he/she, as such attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 2 day of April, 2019.

[Signature]

Notary Public  
My Commission Expires: MY COMMISSION EXPIRES AUGUST 8, 2021

This instrument prepared by:  
Jahan Berns  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



## 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, d/b/a Christiana  
Trust, not in its individual  
capacity but solely in its capacity  
as Owner Trustee of Matawin  
Ventures Trust Series 2017-2  
c/o Kondaur Capital  
Corporation

Grantee's Name 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  
2017-2  
c/o Kondaur Capital  
Corporation

Mailing Address 1 City Blvd. W. Suite 1700  
Orange, CA 92868

Mailing Address 1 City Blvd. W. Suite 1700  
Orange, CA 92868

Property Address 5037 Castle Rock Drive  
Shoal Creek, AL 35242

Date of Sale 04/02/2019

Total Purchase Price \$599,000.00

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 Foreclosure Bid Price

☐ 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.

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 4/2/2019

Print Derek Hunt

☐ Unattested

(verified by)

Sign [Signature]

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/02/2019 03:31:43 PM  
 \$31.00 CHARITY  
 20190402000106090

Allen S. Bayl