

MORTGAGE FORECLOSURE DEED

**20190625000224620
06/25/2019 10:51:28 AM
FCDEEDS 1/3**

STATE OF ALABAMA)
E. Steed, Jr.
COUNTY OF SHELBY)

Natalie G. Steed, a married woman along with her husband, John

KNOW ALL MEN BY THESE PRESENTS: That Natalie G. Steed, a married woman along with her husband, John E. Steed, Jr. did, on to-wit, the November 9, 2004, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for MortgageAmerica, Inc., which mortgage is recorded in Instrument # at 20041117000633240 on November 17, 2004, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust as reflected by instrument recorded in Instrument #, 20160330000101100; Instrument #, 20161021000387070 and Instrument #, 20190107000005090 of the same Office.

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 individually but as trustee for Pretium Mortgage Acquisition Trust 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 8, 2019 May 15, 2019 May 22, 2019; and

WHEREAS, on the June 10, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust acting by and through SHARIDAN HOLLIS did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of WellsFargo, N.A, in the amount of One Hundred Thirty-Eight Thousand Five Hundred Dollars and No Cents (\$138,500.00), which sum the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust offered to credit on the indebttness secured by said mortgage and said property was thereupon sold to the said WellsFargo, N.A, and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of One Hundred Thirty-Eight Thousand Five Hundred Dollars and No Cents (\$138,500.00), cash, the said Natalie G. Steed, a married woman along with her husband, John E. Steed, Jr., acting pursuant to the authority granted under the said mortgage to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto WellsFargo, N.A, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 30, according to the Survey of Quail Run, Phase 3, as recorded in Map Book 7, Page 159, in the Probate Office of SHELBY County, ALABAMA.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

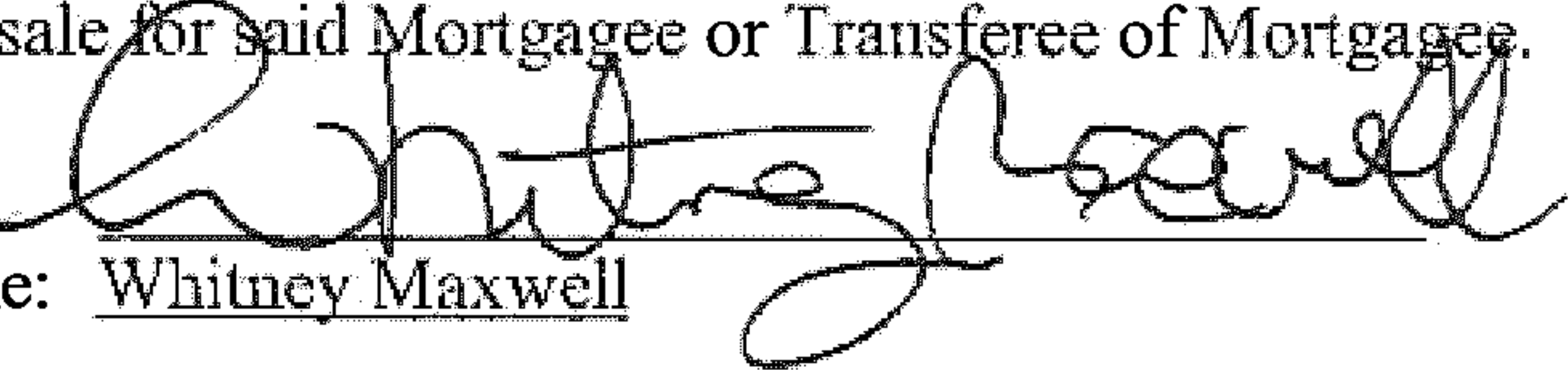
IN WITNESS WHEREOF, the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale and in witness whereof Shapiro & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the June 10, 2019.

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Natalie G. Steed, a married woman along with her husband, John E. Steed, Jr.
Mortgagors

By: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,
not individually but as trustee for Pretium Mortgage Acquisition Trust
Mortgagee or Transferee of Mortgagee

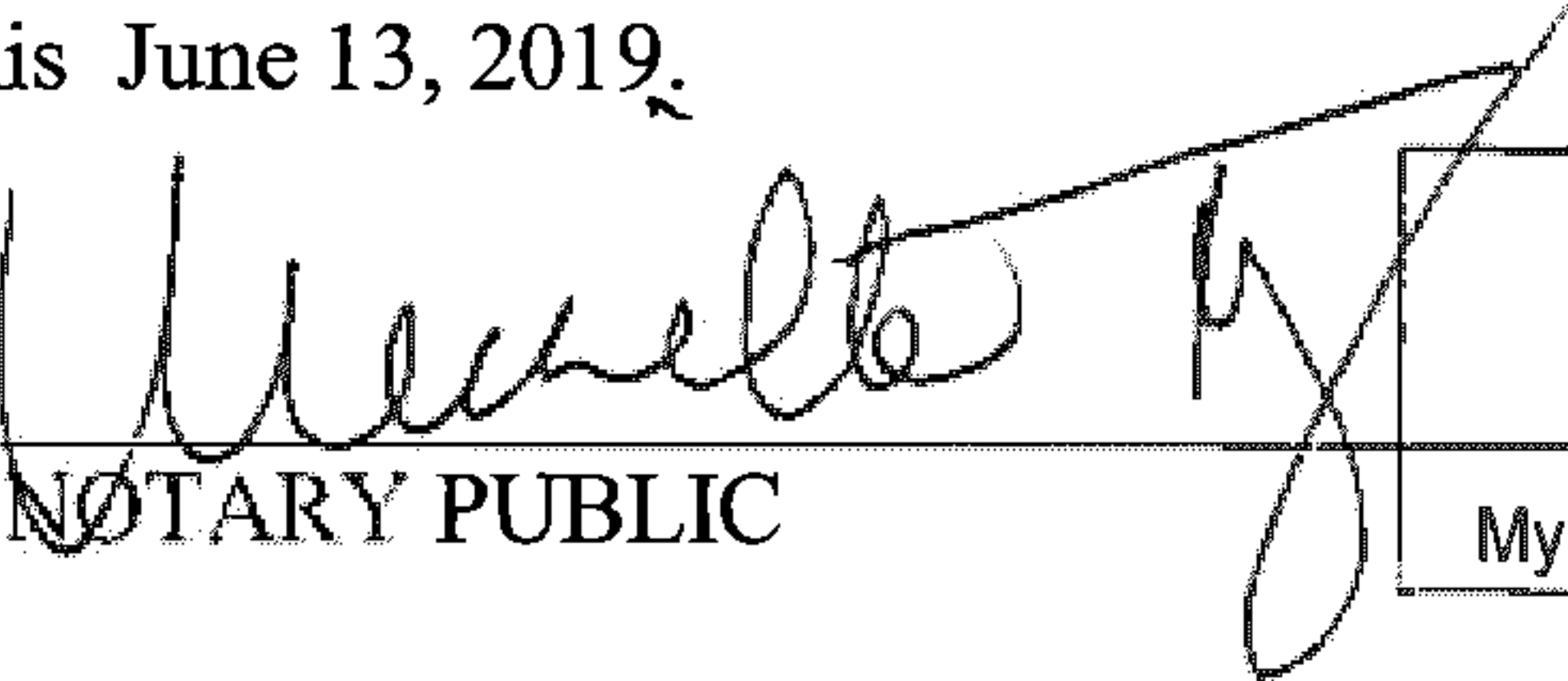
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: Whitney Maxwell

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Whitney Maxwell, whose name as agent for Shapiro and Ingle, LLP is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for Shapiro & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this June 13, 2019.


NOTARY PUBLIC

MICHELLE TONEY NOTARY PUBLIC Mecklenburg County North Carolina My Commission Expires March 26, 2023

MY COMMISSION EXPIRES:

Instrument prepared by:
Jonathan Smothers
SHAPIRO & INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
19-016887

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 individually but as
trustee for Pretium Mortgage
Acquisition Trust.

Grantee's Name Wells Fargo Bank, N.A.

Mailing Address 10130 Perimeter Parkway
Suite 400
Charlotte, NC. 28216

Mailing Address X7801-013
3476 Stateview Blvd.
Fort Mill, SC 29715

Property Address 6761 Remington Cir
Pelham, AL 35124

Date of Sale 06/10/2019

Total Purchase Price \$138,500.00

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).

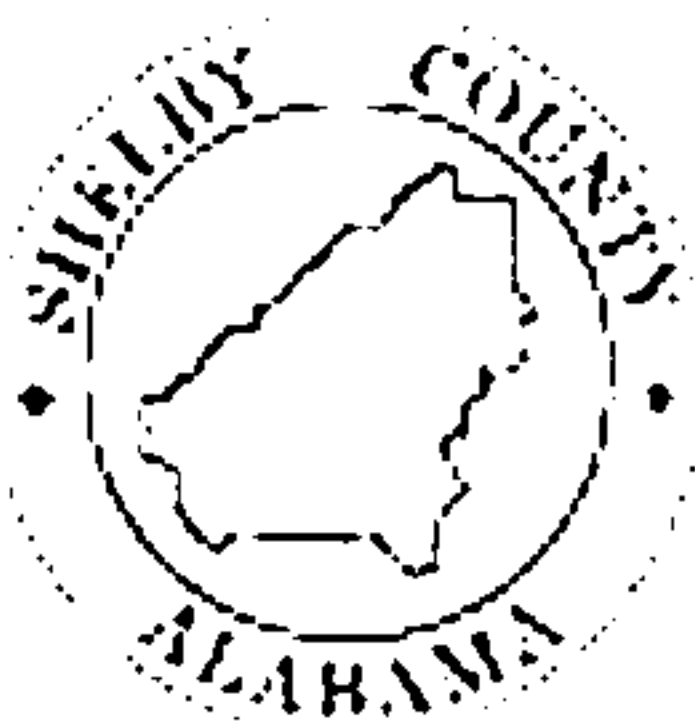
Date 06/24/2019

Print Erin Cameron

 Unattested

 (verified by)

Sign Erin Cameron
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/25/2019 10:51:28 AM
 \$165.50 CHERRY
 20190625000224620

Allen S. Bayl