

SOURCE OF TITLE
Deed Instrument #
Deed 20020521000240660

STATE OF ALABAMA	)	Natalie G. Steed, a married woman along with her husband, John E. Steed, Jr.
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That Natalie G. Steed, a married woman along with her husband, John E. Steed, Jr. did to-wit, 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, on 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, a representative of auctioneer and attorney Shapiro & Ingle, LLP 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, 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

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.

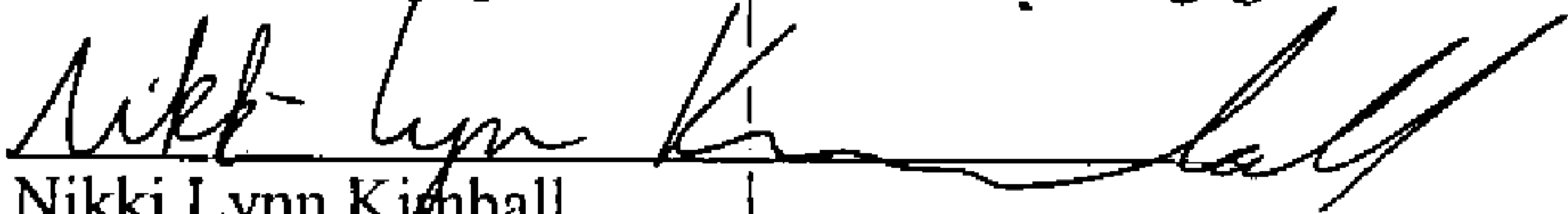
TO HAVE AND TO HOLD the above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, 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 and Ingle, LLP, has executed this instrument in such capacity as on this July 26, 2019.

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

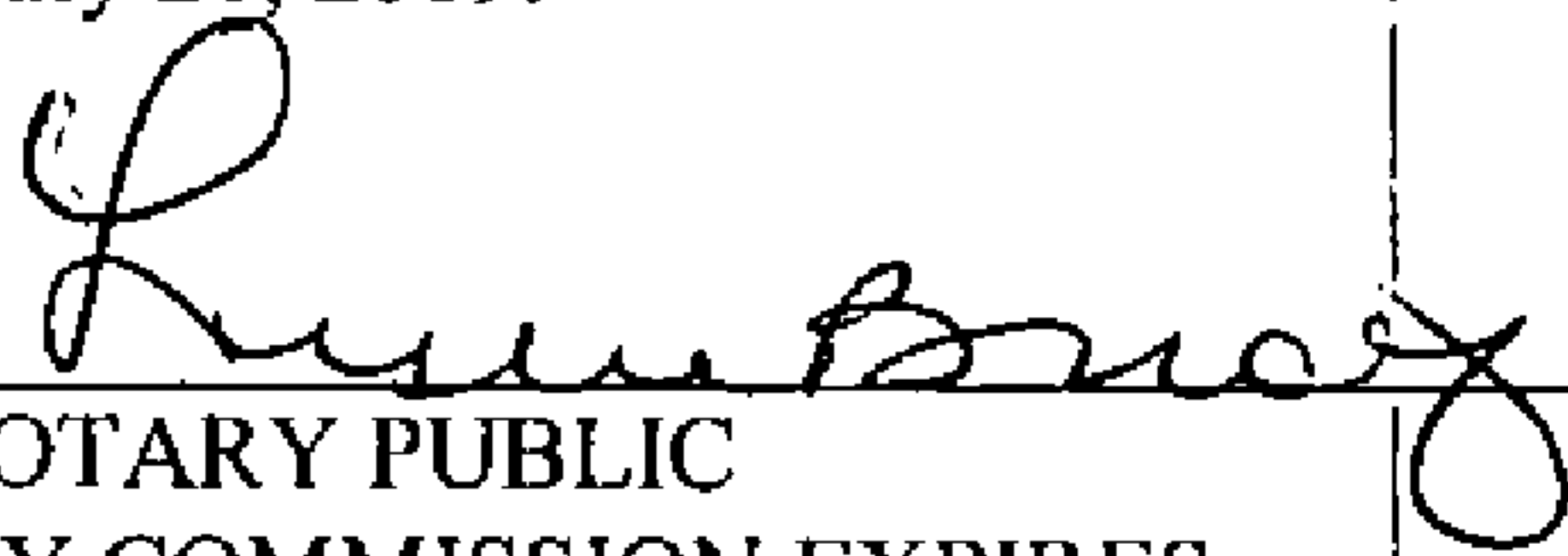
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: Nikki Lynn Kimball

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

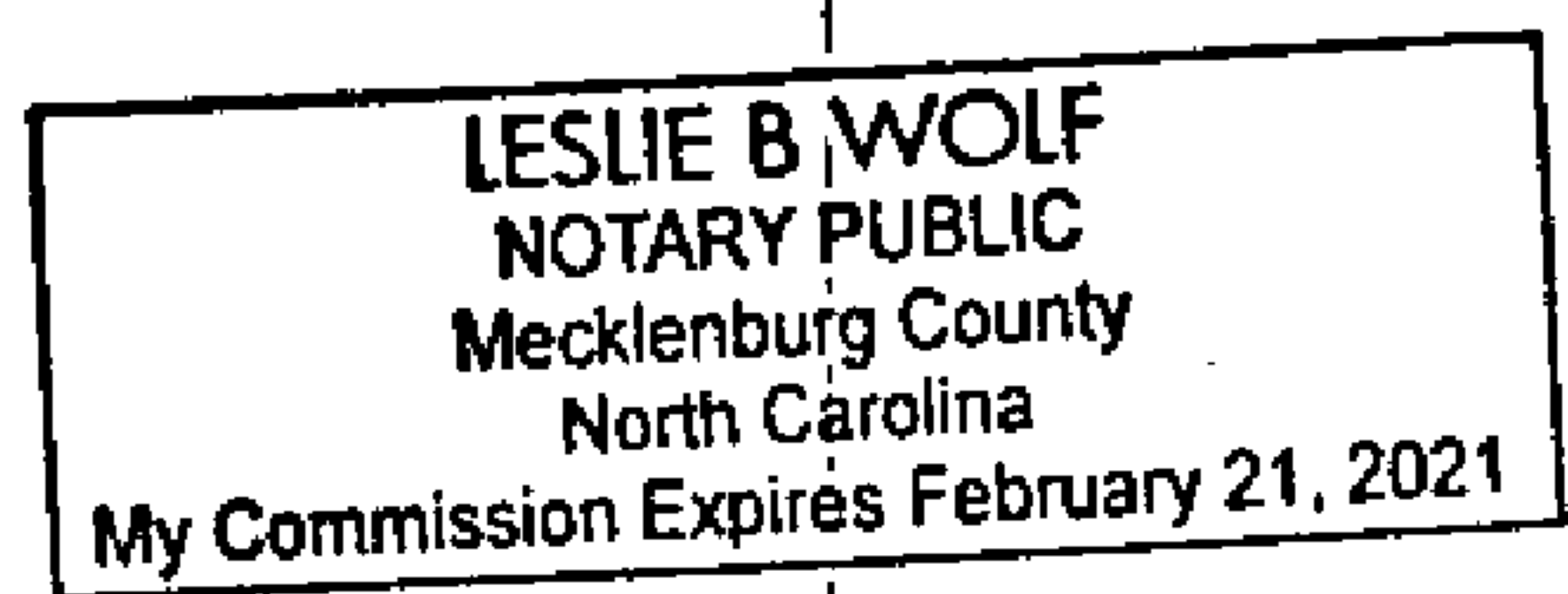
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Nikki Lynn Kimball, whose name as agent for Shapiro and Ingle, LLP, is signed to the foregoing conveyance who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance,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

Given under my hand and official seal on July 26, 2019.



NOTARY PUBLIC
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	<u>Natalie G. Steed, a married woman along with her husband, John E. Steed, Jr.</u>	Grantee's Name	<u>Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust</u>
Mailing Address		Mailing Address	<u>9990 Richmond Avenue</u> <u>Suite 400S</u> <u>Houston, Texas 77042</u>

Property Address 6761 Remington Cir
Pelham, AL 35124

Date of Sale June 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 Notice of Sale |
| ☐ 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 of 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 _____

____ Unattested _____

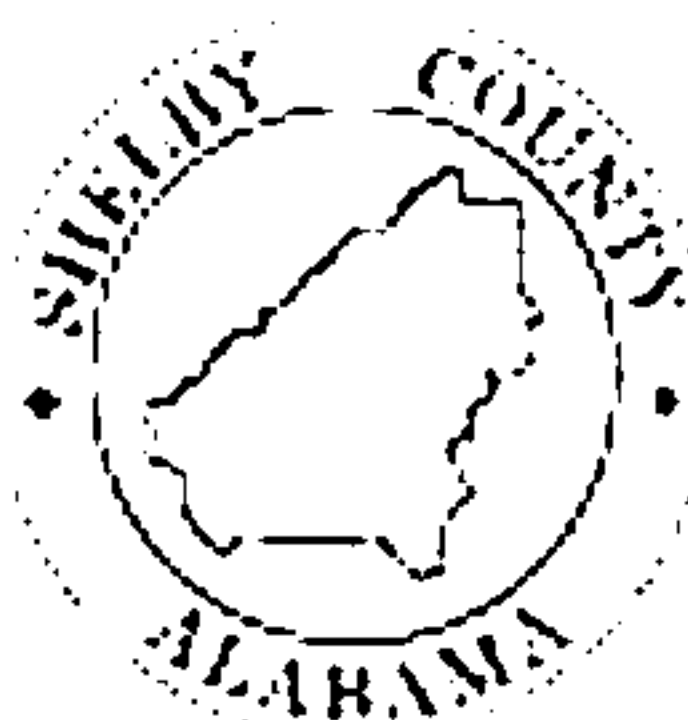
(verified by)

Print Nikki Lynn Kimball

Sign Nikki Lynn Kimball

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2019 02:54:12 PM
\$30.00 CATHY
20190729000271800

Allen S. Bayl