

Send Tax Notice to:  
Wilmington Trust, National Association,  
not in its individual capacity, but solely  
as trustee for MFRA Trust 2015-1  
c/o Planet Home Lending, LLC  
321 Research Parkway, Suite 303  
Meriden, CT 06450

Source of Title:  
Inst#20080403000134770

**MORTGAGE FORECLOSURE DEED**

State of Alabama  
Shelby County

**KNOW ALL PERSONS BY THESE PRESENTS:** That CHRISTOPHER JULIAN SWINFORD MARRIED AND REANNA GRISSOM A/K/A REANNA BROOK GRISSOM, did, on to-wit, September 12, 2011, execute a mortgage to JPMorgan Chase Bank, N.A., in the original principal amount of \$294,430.00, which mortgage was recorded on September 22, 2011, in Inst#20110922000281080; and last assigned to Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1, by virtue of that Assignment of Mortgage, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on February 27, 2019, in Inst#20190227000061760.

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage and the said Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, on 7/17/19, 7/24/19, 7/31/19; and

**WHEREAS**, on August 20, 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, said foreclosure sale was duly and properly conducted, and Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Columbian, 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 Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 in the amount of \$299,214.31,

which sum Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 paid, in the form of a credit against the indebtedness secured by said mortgage, and said property was thereupon sold to Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1; and

**WHEREAS**, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property 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;

**NOW, THEREFORE**, in consideration of the premises and payment of \$299,214.31, on the indebtedness secured by said mortgage, CHRISTOPHER JULIAN SWINFORD MARRIED AND REANNA GRISSOM A/K/A REANNA BROOK GRISSOM, acting by and through the said Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 by Michael Corvin, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1, by Michael Corvin, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Michael Corvin, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 11 ACCORDING TO THE FINAL PLAT OF WILD TIMBER PHASE 1 AS RECORDED IN MAP BOOK 31 PAGE 59 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA  
BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER JULIAN SWINFORD BY DEED FROM MIRANDA CARTER SWINFORD RECORDED 04/03/2008 IN DEED INSTRUMENT 20080403000134770, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.**

**Property Known As: 128 Timber Cove, Pelham, AL 35124**

**TO HAVE AND TO HOLD** the above described property unto Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1 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.

**IN WITNESS WHEREOF**, the said Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1, has caused this instrument to be executed by Michael Corvin, as auctioneer and the person conducting said sale for the Mortgagee

or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer on this the 10<sup>th</sup> day of September, 2019.

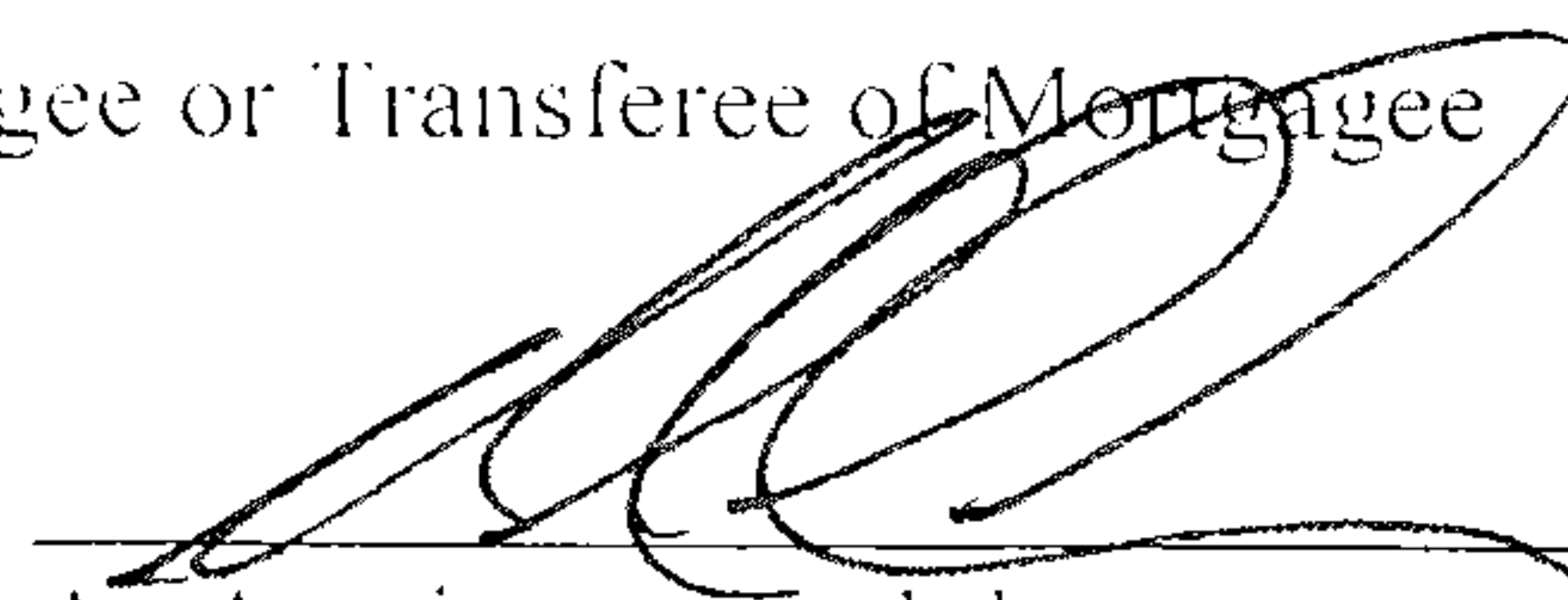
CHRISTOPHER JULIAN SWINFORD AND REANNA GRISSOM  
A/K/A REANNA BROOK GRISSOM

Mortgagors

By: Wilmington Trust, National Association, not in its  
individual capacity, but solely as trustee for MFRA Trust  
2015-1

Mortgagee or Transferee of Mortgagee

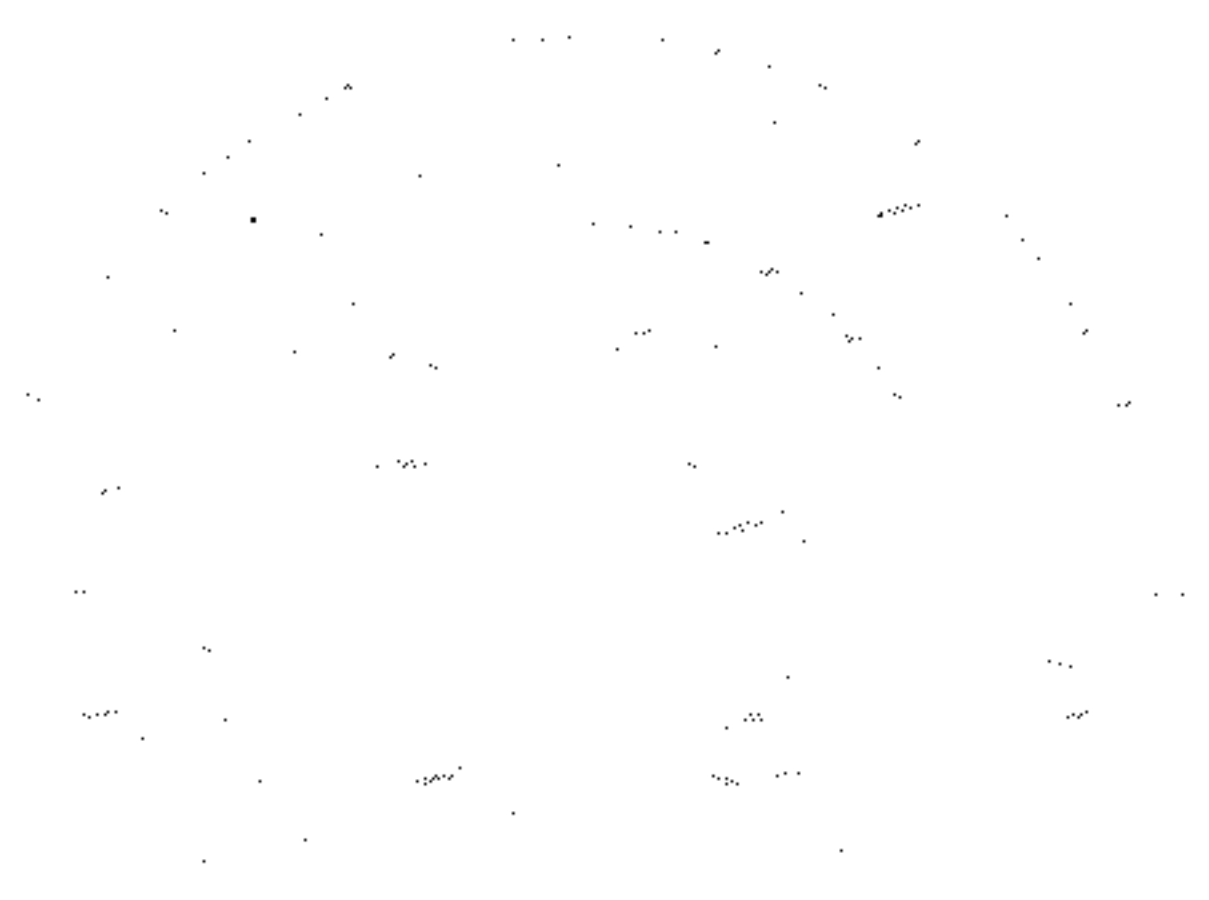
By:

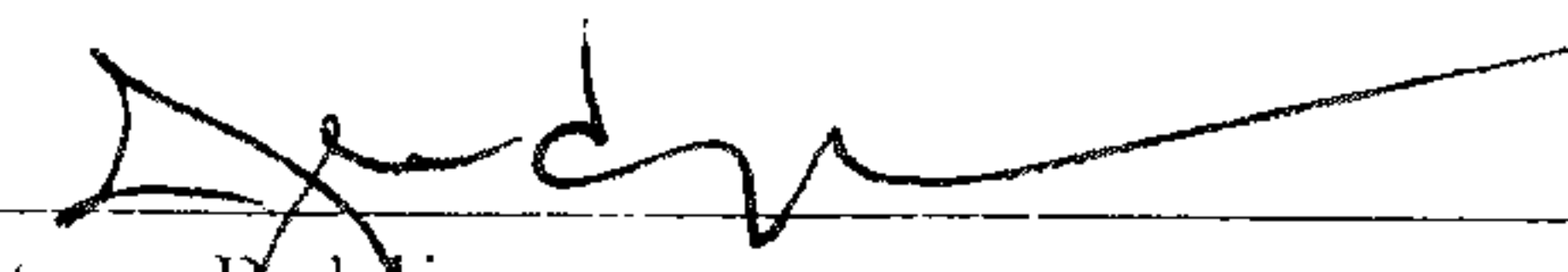
  
As Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee  
of Mortgagee – Michael Corvin

State of Alabama  
Shelby County

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael Corvin, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in the capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of September, 2019.



  
Notary Public  
My Commission Expires: 3-8-22

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON  
Address: SOLOMON & BAGGETT, LLC  
3763 Rogers Bridge Road  
Duluth, Georgia 30097



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name CHRISTOPHER JULIAN SWINFORD & REANNA GRIS:  
 Mailing Address 128 Timber Cove  
 Pelham, AL 35124

Grantee's Name Wilmington Trust, National Association  
 Mailing Address c/o Planet Home Lending, LLC  
 321 Research Parkway, Suite 303  
 Meriden, CT 06450

Property Address 128 Timber Cove  
 Pelham, AL 35124

Date of Sale 8/20/9

Total Purchase Price \$ 299,214.31

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other foreclosure

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 9/19/19

Print Robert J. Solomon, Attorney

Unattested

KA  
 (verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/19/2019 10:00:14 AM  
 \$36.00 CHERRY  
 20190919000343890

Allen S. Bayl

**Form RT-1**