

SEND TAX NOTICE TO:
Fay Servicing, LLC
425 S. Financial Place, Suite 2000
Chicago, IL 60605

20191219000471900
12/19/2019 04:04:32 PM
FCDEEDS 1/5

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of May, 2008, Dorothy Busby aka Dorothy Busy, a single female, executed that certain mortgage on real property hereinafter described to CitiFinancial Corporation, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080520000205520, said mortgage having subsequently been transferred and assigned to Wilmington Savings Fund Society dba Christiana Trust, not individually, but solely as Trustee For NYMT Loan Trust I, by instrument recorded in Instrument Number 20191104000408270, 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 dba Christiana Trust, not individually, but solely as Trustee For



NYMT Loan Trust I 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 November 20, 2019, November 27, 2019, and December 4, 2019; and

WHEREAS, on December 17, 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 dba Christiana Trust, not individually, but solely as Trustee For NYMT Loan Trust I 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 dba Christiana Trust, not individually, but solely as Trustee For NYMT Loan Trust I was the highest bidder and best bidder in the amount of Seventy-Four Thousand Eight Hundred Seventy-Two And 52/100 Dollars (\$74,872.52) on the indebtedness secured by said mortgage, the said Wilmington Savings Fund Society dba Christiana Trust, not individually, but solely as Trustee For NYMT Loan Trust I, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Wilmington Savings Fund Society dba Christiana Trust, not individually, but solely as Trustee For NYMT Loan Trust I all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

This is a Metes and Bounds Property Description of Lot 1 of Rancho Dororea:

Begin at the NW corner of the SW 1/4 of the NE 1/4 of Section 10, Township 24 North, Range 14 East; thence South 88 degrees 28 minutes 24 seconds East and along the North line of said 1/4-1/4 a distance of 681.96 feet to the Westerly right of way of Seale Road; thence South 6 degrees 25 minutes 58 seconds West a distance of 32.97 feet to the beginning of a curve to the left having a radius of 170.00 feet and subtended by a chord bearing South 01 degrees 03 minutes 52 seconds East 44.36 feet; thence Southerly along the arc of said curve and said right of way a distance of 44.49 feet to the end of said curve and the beginning of the centerline of an ingress/egress easement, said centerline also being the property line; thence North 72 degrees 22 minutes 25 seconds West and leaving said right of way and along said centerline a distance of 108.21 feet; thence South 88 degrees 4 minutes 33 seconds West a distance of



61.81 feet; thence South 54 degrees 1 minute 30 seconds West a distance of 39.13 feet; thence South 39

degrees 37 minutes 49 seconds West a distance of 232.76 feet to the end of said centerline and said easement; thence North 72 degrees 31 minutes 39 seconds West a distance of 356.35 feet to the Westerly line of said 1/4-1/4 section; thence Northerly and along said 1/4-1/4 a distance of 259.79 feet to the Point of Beginning.

This record map was recorded in June of 2002 and upon recordation the following became the legal description for Dorothy Busby's parcel:

Lot 1, Final Plat of Rancho Dororea, as recorded in Map Book 29 Page 141 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wilmington Savings Fund Society dba Christiana Trust, not individually, but solely as Trustee For NYMT Loan Trust I 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 dba Christiana Trust, not individually, but solely as Trustee For NYMT Loan Trust I, 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 18th day of December, 2019.

Wilmington Savings Fund Society dba
Christiana Trust, not individually, but solely as
Trustee For NYMT Loan Trust I

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

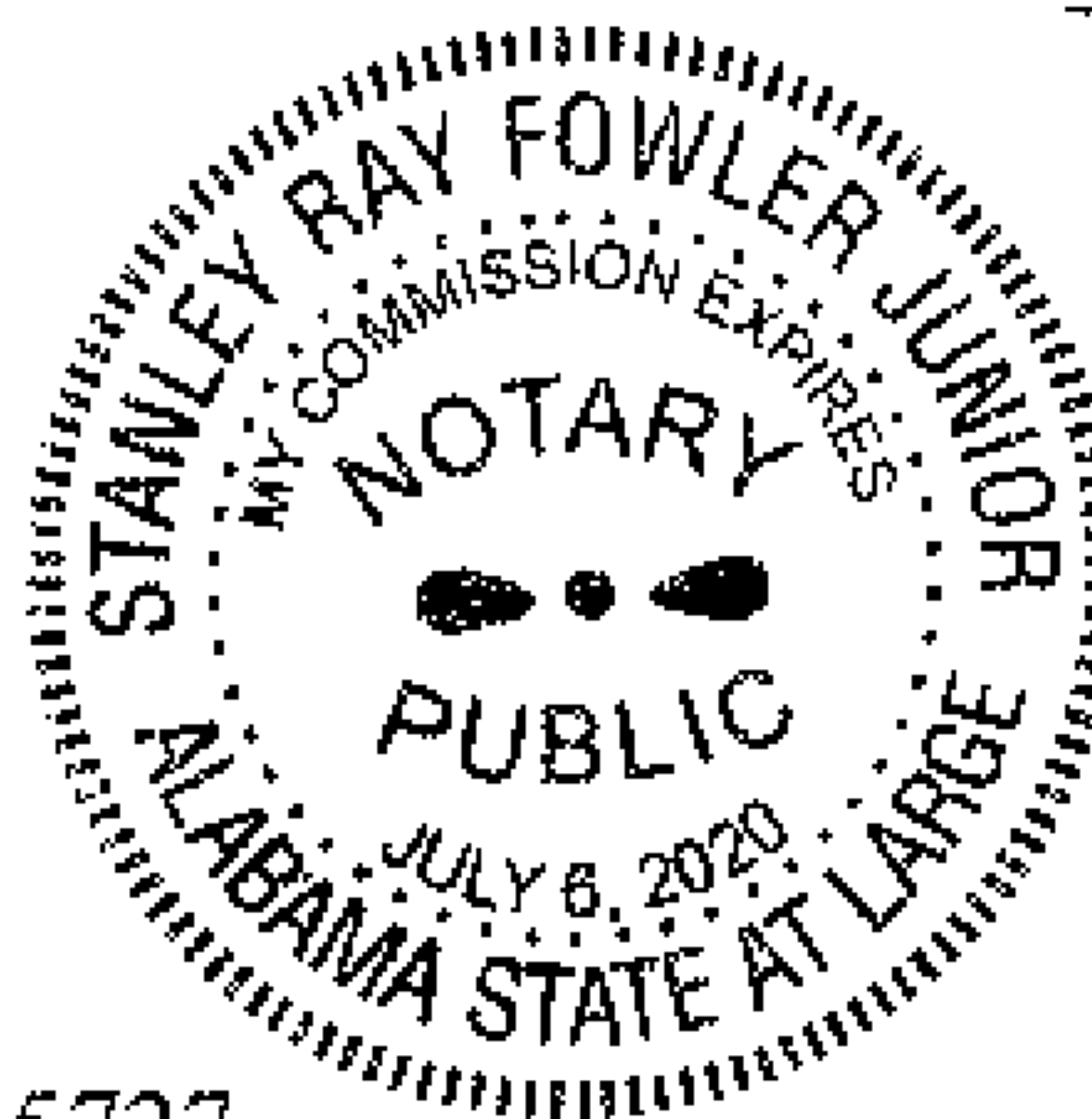
By: [Signature]
Rebecca Redmond, Esq.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Redmond, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Wilmington Savings Fund Society dba Christiana Trust, not individually, but solely as Trustee For NYMT Loan Trust I, 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 18 day of December, 2019.



[Signature]
Notary Public

My Commission Expires: 7-6-20

This instrument prepared by:
Rebecca Redmond
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 dba Christiana Trust, not
individually, but solely as Trustee
For NYMT Loan Trust I
c/o Fay Servicing, LLC

Grantee's Name Wilmington Savings Fund Society
dba Christiana Trust, not
individually, but solely as Trustee
For NYMT Loan Trust I
c/o Fay Servicing, LLC

Mailing Address 425 S. Financial Place, Suite
2000
Chicago, IL 60605

Mailing Address 425 S. Financial Place, Suite
2000
Chicago, IL 60605

Property Address 344 Seale Rd
Calera, AL 35040

Date of Sale 12/17/2019

Total Purchase Price \$74,872.52

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 12/18/19

☐ Unattested

(verified by)

Print Jonathan Byrd

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
 12/19/2019 04:04:32 PM
 \$40.00 CHERRY
 20191219000471900

Allen S. Byrd