

20200203000043440
02/03/2020 09:42:45 AM
DEEDS 1/4

Commitment Number: 190782492
Seller's Loan Number: 1216149

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
36-2-09-1-001-057.000

SPECIAL/LIMITED WARRANTY DEED

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, whose mailing address is **380 Data DR, # 110, Draper, UT 84020**, hereinafter grantor, for \$27,000.00 (Twenty Seven Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **BIANCA MORENO, a married woman**, hereinafter grantee, whose tax mailing address is **111 Huckleberry Dr, Maylene, AL 35114**, the following real property:

LOTS 6 AND 7, BLOCK 3, ACCORDING TO THE MAP OF WILMONT GARDENS, AS RECORDED IN MAP BOOK 4, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM SHERRI LYNN DAVIDSON MORTGAGORS TO WILMINGTON SAVINGS FUND SOCIETY. FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST AS DESCRIBED IN FORECLOSURE DEED, DATED 4/4/2019, RECORDED 4/5/2019, IN INSTRUMENT NO. 20190405000110420, SHELBY COUNTY RECORDS.

TAX ID: 36-2-09-1-001-057.000

Property Address is: 13695 COUNTY RD 73, MONTEVALLO, AL 35115

Being the same property transferred from WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST to WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST by Mortgage Foreclosure Deed recorded on 04/05/2019 as Instrument Number 20190405000110420.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on JAN 28, 2020:

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST**

By: ALTA RESIDENTIAL SOLUTIONS, LLC, AS ATTORNEY IN FACT

By: [Signature]

Name: Romy Hyde

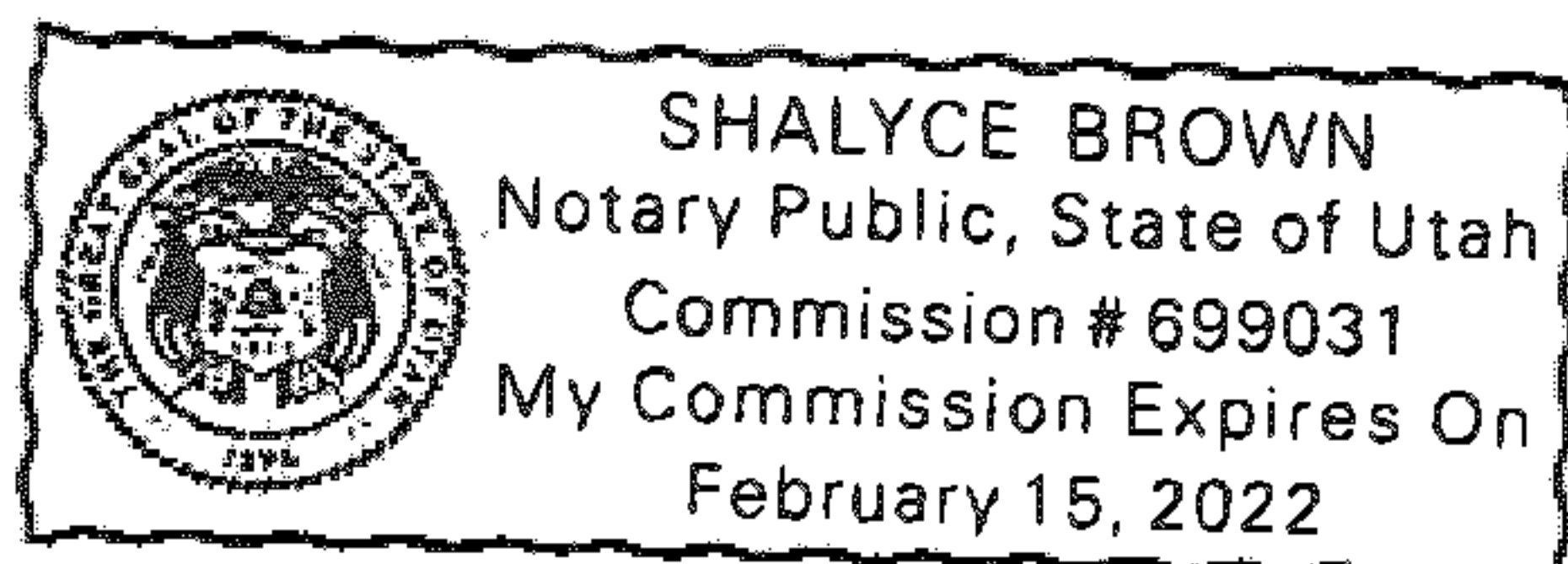
Title: EVP

STATE OF Utah)
)-SS.
COUNTY OF Salt Lake

on this 28 day of January, 2020 before me personally
appeared Romy Hyde, Authorized Person _____, of
**ALTA RESIDENTIAL SOLUTIONS, LLC, who executed the within instrument as Attorney
in Fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST** for the uses and purposes therein mentioned, and on oath stated that the
Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: Jan. 28, 2020



[Signature]

Print Name: Shalyce Brown
Notary Public in the State of Utah

Residing at: Salt Lake
MY COMMISSION EXPIRES 2/15/2022

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

Grantor's Name William Springs Ford Grantee's Name Bianca Moreno
 Mailing Address 350 Dora Drive #110 Mailing Address 111 Hockberry Drive
Durham NC 27604 Maylene AL 35117

Property Address 13695 County Road 73 Date of Sale 1/31/2020
Montevallo AL 35115 Total Purchase Price \$ 27,000
 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
☒ 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 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 1/31/2020

Print George M. Vaughn

Unattested

(verified by)

Sign

(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
 02/03/2020 09:42:45 AM
 \$59.00 CHERRY
 20200203000043440

Allen S. Beyle