

20200730000322180
07/30/2020 03:34:58 PM
DEEDS 1/4

Commitment Number: 191302053
Seller's Loan Number: 1363393

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

**** DEED TAX TO BE BASED ON \$18,000
OF THE DEED CONSIDERATION****

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20 6 23 0 001 052.008**

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 \$180,000.00 (One Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **WESLEY PRIBORSKY and PAMELA PRIBORSKY**, Husband and Wife, hereinafter grantees, whose tax mailing address is **900 PARADISE COVE LN, WILSONVILLE, AL 35186**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 5, ACCORDING TO THE SURVEY OF PARADISE COVE, AS RECORDED IN MAP BOOK 15, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM LANSING SKIDMORE AS AUCTIONEER TO NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER AS DESCRIBED IN FORECLOSURE DEED, DATED 11/26/2019, RECORDED 12/02/2019, IN INSTRUMENT 20191202000443460, SHELBY COUNTY RECORDS.

TAX ID: 20 6 23 0 001 052.008

Property Address is: 900 PARADISE COVE LN, WILSONVILLE, AL 35186

Prior instrument reference: Title was vested into WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, by Quitclaim deed dated 1/31/2020, to be recorded herewith in the Shelby County, Alabama State records.

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 grantees 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 FEB 21, 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: Rory Hyde

Title: EVP

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

on this 21 day of February, 2020 before me personally
appeared Rory 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.

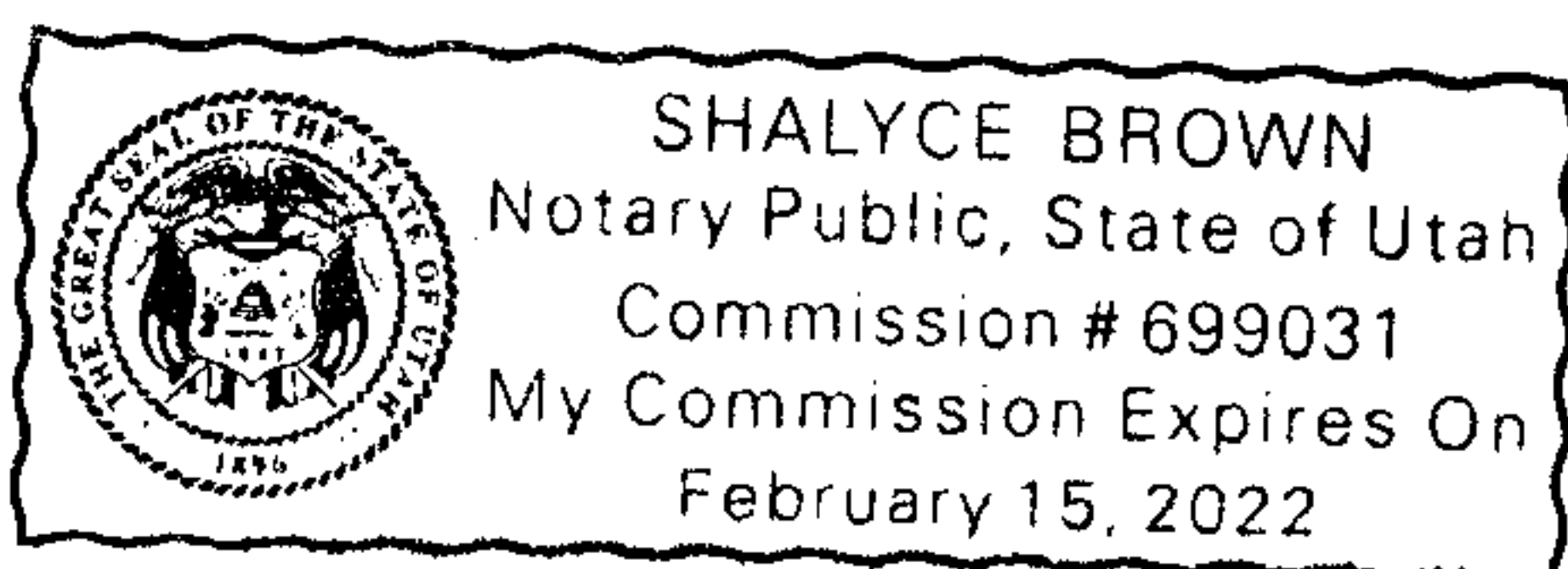
Given under my hand and official seal the day and year last above written.

Dated: 2/21/2020

[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

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Grantor's Name WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM

Grantee's Name WESLEY PRIBORSKY and
PAMELA PRIBORSKY

Mailing Address 380 Data DR, # 110, Draper, UT
84020

Mailing Address 900 PARADISE COVE LN,
WILSONVILLE, AL 35186

Property Address 900 PARADISE COVE LN,
WILSONVILLE, AL 35186

Date of Sale 02.21.2020

Total Purchase Price 180,000.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2020 03:34:58 PM
\$50.00 JESSICA
20200730000322180

or
Actual Value \$

or
Assessor's Market Value \$



price or actual value claimed on evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 04.01.2020

Print ALYSSA BRESNAY

Unattested

Muel J. [Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1