

20220131000041410  
01/31/2022 09:01:58 AM  
FCDEEDS 1/5

**SEND TAX NOTICES TO:**

REAL ESTATE & DESIGN ASSOCIATES LLC  
1130 LONG LEAF LAKE DRIVE  
HELENA AL 35022

**GRANTOR: Jala Sasser**

**GRANTEE: REAL ESTATE & DESIGN ASSOCIATES LLC**

**For Informational Purposes Only:**  
**Property Address:** 352 Rocky Ridge Circle, Helena, AL 35080  
**Purchase Price:** \$107,000.00  
**Sale Date:** January 20, 2022

STATE OF ALABAMA )  
COUNTY OF SHELBY )

# FORECLOSURE DEED

**KNOW ALL MEN BY THESE PRESENTS**, That whereas heretofore on August 19, 2010, Jala Sasser, an unmarried woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration System, Inc., solely as nominee for MortgageAmerica, Inc., Corporation which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on August 25, 2010 at Instrument 20100825000273520 and subsequently transferred and assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH 2191-2219A

MORTGAGE LOAN TRUST I and said assignment being recorded at Instrument 20210204000060720;  
and

**WHEREAS**, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, ("Transferee") 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of 8/29/2021, 9/5/2021, and 9/12/2021; and

**WHEREAS**, on October 14, 2021, 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 and properly postponed to January 20, 2022, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I did give due and proper notice of said postponement of foreclosure by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of 12/5/2021; and

**WHEREAS**, on January 20, 2022, 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 and properly conducted, and WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE

LOAN TRUST I did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

**WHEREAS**, Susie Nailen was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I; and

**WHEREAS**, the highest and best bid for the property described in the aforementioned mortgage was the bid of REAL ESTATE & DESIGN ASSOCIATES LLC in the amount of \$107,000.00, and the said WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, by and through David Sigler, as attorney for said WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said REAL ESTATE & DESIGN ASSOCIATES LLC the following described property situated in Shelby County, Alabama, to-wit:

**Lot 54, according to the Survey of Rocky Ridge Townhomes Phase One, as recorded in Map Book 22, Page 132, in the Probate Office of Shelby County, Alabama.**

**TO HAVE AND TO HOLD** the above described property to REAL ESTATE & DESIGN ASSOCIATES LLC and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I has caused this instrument to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, being informed of the contents has voluntarily hereto set their hand and seal on this the 25<sup>th</sup> day of January, 2022.

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, AS TRUSTEE OF STANWICH  
MORTGAGE LOAN TRUST I

By: [Signature]  
David Sigler, Attorney for Transferee

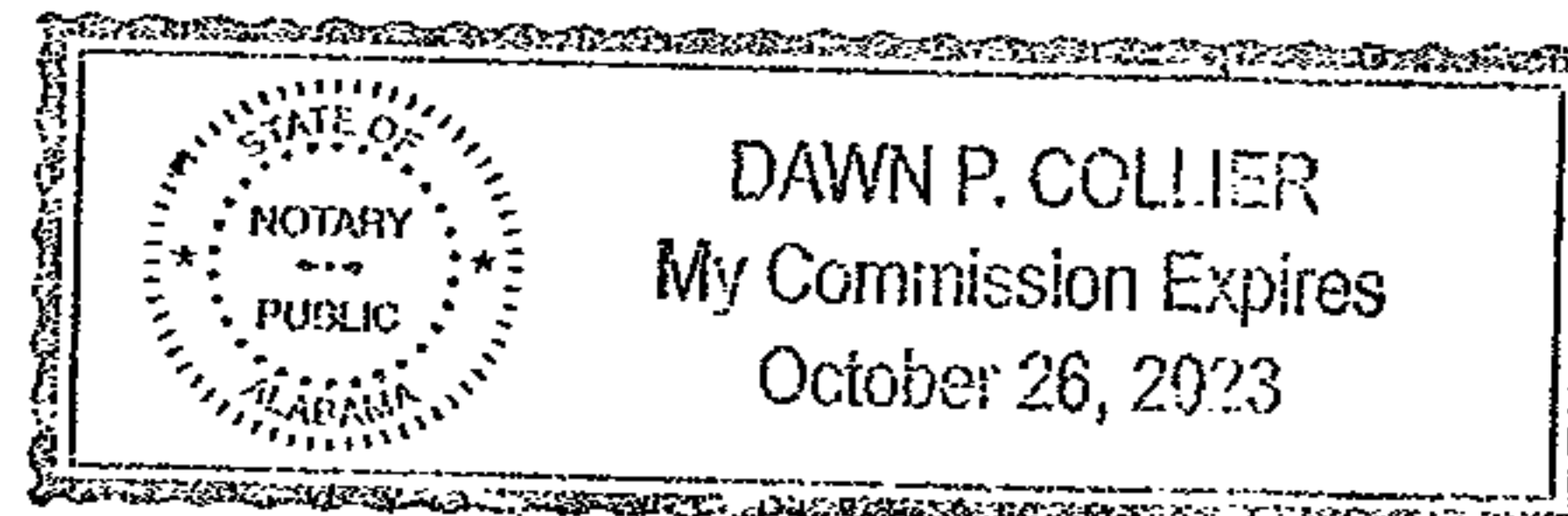
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that David Sigler, whose name as Attorney for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I 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 said conveyance, he, as such attorney for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 25<sup>th</sup> day of Jan, 2022.

[Signature]  
Notary Public  
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:  
Darrien Jones  
Aldridge Pite, LLP  
3575 Piedmont Rd. NE  
Suite 500  
Atlanta, GA 30305





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

Grantor's Name	Jala Sasser	Grantee's Name	REAL ESTATE & DESIGN ASSOCIATES LLC
Mailing Address	352 Rocky Ridge Circle Helena AL 35080	Mailing Address	1130 LONG LEAF LAKE DRIVE HELENA AL 35022
Property Address	352 Rocky Ridge Circle, Helena, AL 35080	Date of Sale	January 20, 2022
		Total Purchase Price	\$107,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/31/2022 09:01:58 AM  
\$145.00 JOANN  
20220131000041410

*Allen S. Byrd*

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 Deed  
☐ 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

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 1/25/2022

Print David S. Byrd

☐ Unattested \_\_\_\_\_  
(verified by)

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

**Form RT-1**