

SEND TAX NOTICES TO:

Wilmington Savings Fund Society, FSB, not in its
individual capacity but solely as Trustee of Reliant
Trust
C/O PHH Mortgage Corporation
1661 Worthington Rd
Suite 100
West Palm Beach, FL 33409

**GRANTOR: Ralph E. Allison and Helga I.
Allison**

**GRANTEE: Wilmington Savings Fund
Society, FSB, not in its individual capacity but
solely as Trustee of Reliant Trust**

For Informational Purposes Only:
Property Address: 114 Holland Circle, Pelham, AL 35124
Purchase Price: \$251,525.70 ***Mortgagee credit***
Sale Date: April 20, 2023

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on April 12, 2013, Ralph
E. Allison and Helga I. Allison, husband and wife, executed a certain mortgage on the property
hereinafter described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for
American Advisors Group, its successors and assigns, which said mortgage was recorded in the Office of
the Judge of Probate of Shelby County, Alabama, on May 1, 2013 at Instrument Number
20130501000177620; and subsequently transferred and assigned to Wilmington Savings Fund Society,

FSB, not in its individual capacity but solely as Trustee of Reliant Trust and said assignment being recorded at Instrument Number 20221130000437040; in the aforesaid Probate Office; 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, not in its individual capacity but solely as Trustee of Reliant Trust, ("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 the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 19, 2023, March 26, 2023, and April 2, 2023; and

WHEREAS, on April 20, 2023, 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, not in its individual capacity but solely as Trustee of Reliant Trust 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, David Sigler was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust in the amount of \$251,525.70, which sum of money Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust offered to credit on the indebtedness secured by said mortgage, and the said Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust, by and through David Sigler, as attorney for said Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust the following described property situated in Shelby County, Alabama, to-wit:

Lot 81, according to the Final Plat of Holland Lakes, Sector I, as recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BEING the same property conveyed to Ralph E. Allison and Helga L. Allison by Warranty Deed from Holland Lakes, Inc., dated November 17, 2005 and recorded November 28, 2005 at Instrument Number 20051128000613440.

Property Address: 114 Holland Circle, Pelham, Alabama 35124

Tax ID/ Parcel No: 13 6 23 4 013 047.000

TO HAVE AND TO HOLD the above described property to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust 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; and also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record, in the aforesaid Probate Office.

IN WITNESS WHEREOF, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust 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 1st day of May, 2023.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust

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, not in its individual capacity but solely as Trustee of Reliant Trust 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, not in its individual capacity but solely as Trustee of Reliant Trust 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 1st day of May, 2023.

[Signature]
Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Darrien Jones
Aldridge Pite, LLP
Six Piedmont Center
3525 Piedmont Road, N.E., Suite 700
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	Ralph E Allison and Helga I Allison	Grantee's Name	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust
Mailing Address	114 Holland Circle Pelham, AL 35124	Mailing Address	1661 Worthington Rd Suite 100 West Palm Beach, FL 33409

Property Address	114 Holland Circle, Pelham, AL 35124	Date of Sale	April 20, 2023
------------------	--------------------------------------	--------------	----------------

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/03/2023 12:13:56 PM
\$40.00 JOANN
20230503000130700

Total Purchase Price	\$251,525.70
or	
Actual Value	\$ _____
or	
Assessor's Market Value	\$ _____



The purchase price or actual value claimed on Alison's Bill 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 5/1/23

☐ Unattested

(verified by)

Print David Sigler

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1