

Commitment Number: 230163009
Seller's Loan Number: 7158132

AFTER RECORDING RETURN TO:
HITESH PATEL
913 COVE CIRCLE
Hoover, AL 35244

MAIL TAX STATEMENTS TO:
HITESH PATEL
913 COVE CIRCLE
Hoover, AL 35244

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 10 4 20 0 006 026.000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 2 day of July, 2024 by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST**, whose mailing address is 3501 Olympus Blvd, Suite 500, Dallas, TX 75019, hereinafter referred to as Grantor(s) **HITESH PATEL**, whose mailing address is 913 COVE CIRCLE, Hoover, AL 35244, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Forty One Thousand Five Hundred Dollars and Zero Cents (\$341,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of Alabama:

Lot 26, according to the Survey of Southlake Cove, as recorded in Map Book 12, page 98, in the Probate Office of Shelby County, Alabama.

BEING THE SAME PROPERTY CONVEYED FROM PAUL S. HOWARD, HUSBAND AND PAMELA HOWARD, WIFE, ACTING BY AND THROUGH THE SAID WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST AS TRANSFEREE, BY AARON WARNER, AS AUCTIONEER TO WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST IN INSTRUMENT NO. 20170630000234770, RECORDED 06/30/2017 OF SHELBY COUNTY, ALABAMA RECORDS.

Property commonly known as: 913 COVE CIRCLE, Hoover, AL 35244

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 2 day of July, 2024.

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, By Selene Finance LP, as Attorney-in-Fact

By: [Signature]
Name: Rory Hyde
Title: VP

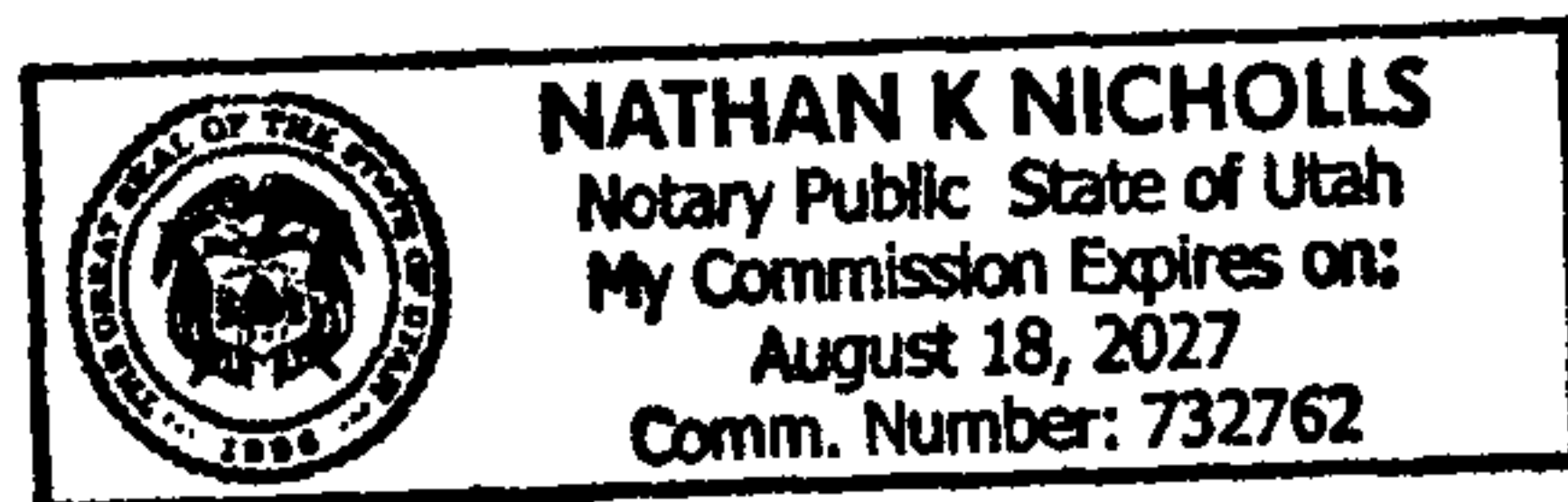
STATE OF UTAH
COUNTY OF SALT LAKE

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Rory Hyde, whose name as V.P. of **Selene Finance LP, 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** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST**.

Given under my hand and seal this the 2 day of July, 2024.

[Signature]
NOTARY PUBLIC

My commission expires: AUG 18, 2027





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/18/2024 08:48:53 AM
 \$372.50 LAURA
 20240718000219100

Alvin S. Byrd

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, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST	Grantee's Name	HITESH PATEL
Mailing Address	3501 Olympus Blvd, Suite 500 Dallas, TX 75019	Mailing Address	913 COVE CIRCLE Hoover, AL 35244
Property Address	913 COVE CIRCLE Hoover, AL 35244	Date of Sale	07/02/2024
		Total Purchase Price	\$341,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 07/18/2024

Print STEPHANIE ATKINS

☐ Unattested

[Signature]
 (verified by)

Sign

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

Form RT-1