

Commitment Number: 240288660  
Seller's Loan Number: 7081201

AFTER RECORDING RETURN TO:  
GGTG LLC  
148 Pure Leaf Dr  
Wilsonville, AL 35186

MAIL TAX STATEMENTS TO:  
GGTG LLC  
148 Pure Leaf Dr  
Wilsonville, AL 35186

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

Parcel ID No.: 20 1 12 0 001 010.003

### **SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 25 day of SEPT, 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) **GGTG LLC**, whose mailing address is 148 Pure Leaf Dr, Wilsonville, AL 35186, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Eighty Nine Thousand Dollars and Zero Cents (\$89,000.00), 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:

**A parcel of land situated in the Southwest corner of the Southwest 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County; Alabama, being more particularly described as follows:**

**Commence at the SW corner of the SW 1/4 of Section 12, Township 21 South, Range 1 East; thence run East along the South line of said 1/4-section for 1108.23 feet to the Northeasterly right of way of Old Lokey Ferry Road; thence 129 degrees 08 minutes 24 seconds left run Northwesterly along said right of way for 152.70 feet to the point of beginning; thence continue last described course of 100.00 feet; thence 66 degrees 45 minutes right run 194.02 feet; thence 109 degrees 05 seconds right run 97.22 feet; thence 70 degrees 55 minutes right run 201.71 feet to the point of beginning.**

Being the same property conveyed from Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, the Transferee by and through Spina & Lavelle, P.C., as Attorney for said Transferee to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust by Foreclosure Deed recorded 05/20/2024 in Instrument No. 20240520000147900 of Shelby County, Alabama Records.

Property commonly known as: 225 OLD LOKEY FERRY RD, Wilsonville, AL 35186

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 25 day of SEPT, 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: Cody Oviatt  
 Title: MANAGER

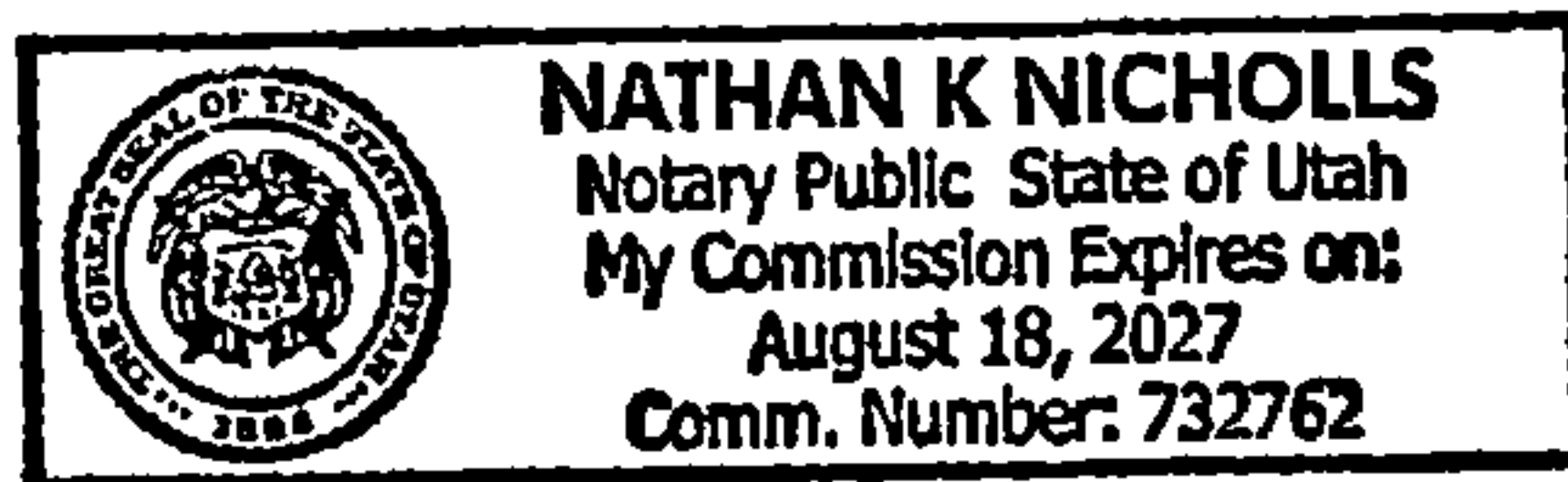
STATE OF UTAH  
 COUNTY OF SALT LAKE

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CODY OVIATT, whose name as MANAGER 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 25 day of SEPT, 2024.

[Signature]  
 NOTARY PUBLIC

My commission expires: AUG 18, 2027



**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

Mailing Address

3501 Olympus Blvd, Suite 500  
Dallas, TX 75019

Grantee's Name

GGTG LLC

Mailing Address

148 Pure Leaf Dr  
Wilsonville, AL 35186

Property Address

225 OLD LOKEY FERRY RD

Date of Sale 09/25/2024

Filed and Recorded

Wilsonville, AL 35186

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

10/21/2024 10:06:04 AM

\$121.00 PAYGE

20241021000328790

Total Purchase Price \$ 89,000.00

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)

☒ 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 10/21/2024

Print Stephanie Atkins

☒ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one