

DOCUMENT PREPARED BY AND RETURN TO:

Victor Kang
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, heretofore, on, to-wit: the 10th day of January, 2020, HOLLY HOLLON AND CHRISTOPHER ANDRUKAITIS WIFE AND HUSBAND executed that certain mortgage on real property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR HOMEXPRESS MORTGAGE CORP, which said mortgage was recorded in the Office of the Judge of Probate in Shelby County, Alabama, on January 13, 2020, at Instrument Number 20200113000017100, Shelby County, Alabama Records, said Mortgage having subsequently been transferred and assigned to **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2020-2**, by instrument recorded in at Instrument Number 20230307000062570, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in a newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in accordance with the loan terms, and WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2020-2 did declare due all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 15, 2024, September 22, 2024, September 29, 2024 that the property would be sold on October 18, 2024; and

WHEREAS, on October 18, 2024, the day on which the foreclosure was due to be held under the terms of the said notice, between the legal hours of sale, said foreclosure was duly conducted, and WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2020-2 did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2020-2 was the highest bidder in the amount of Three Hundred Thirty-Four Thousand Seven Hundred Nine and 44/100 dollars (\$334,709.44), on the indebtedness secured by said mortgage; and WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2020-2, by and through its undersigned counsel, does hereby grant, bargain, sell and convey unto WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2020-2, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to wit:

LOT 103, ACCORDING TO THE SURVEY OF CHELSEA STATION, AS RECORDED IN MAP BOOK 38, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

FILE NO.: BSI-21-02527

TO HAVE AND TO HOLD the above described property unto WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2020-2, its successors/heirs and assigns, forever; subject, however, subject to the statutory rights of redemption from said foreclosure sale in favor of those parties or entities entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, zoning ordinances, any outstanding taxes, restrictive covenants, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2020-2, has caused this instrument to be executed by and through its undersigned counsel, as attorney for said Transferee, and said undersigned counsel for said Transferee, has hereto set his/her hand and seal on this the 25th day of October, 2025.

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE OF RESIDENTIAL MORTGAGE
LOAN TRUST 2020-2

By: Jeffrey C. HornPrinted Name: Jeffrey C. HornIts: Agent

STATE OF GEORGIA
COUNTY OF GWINNETT

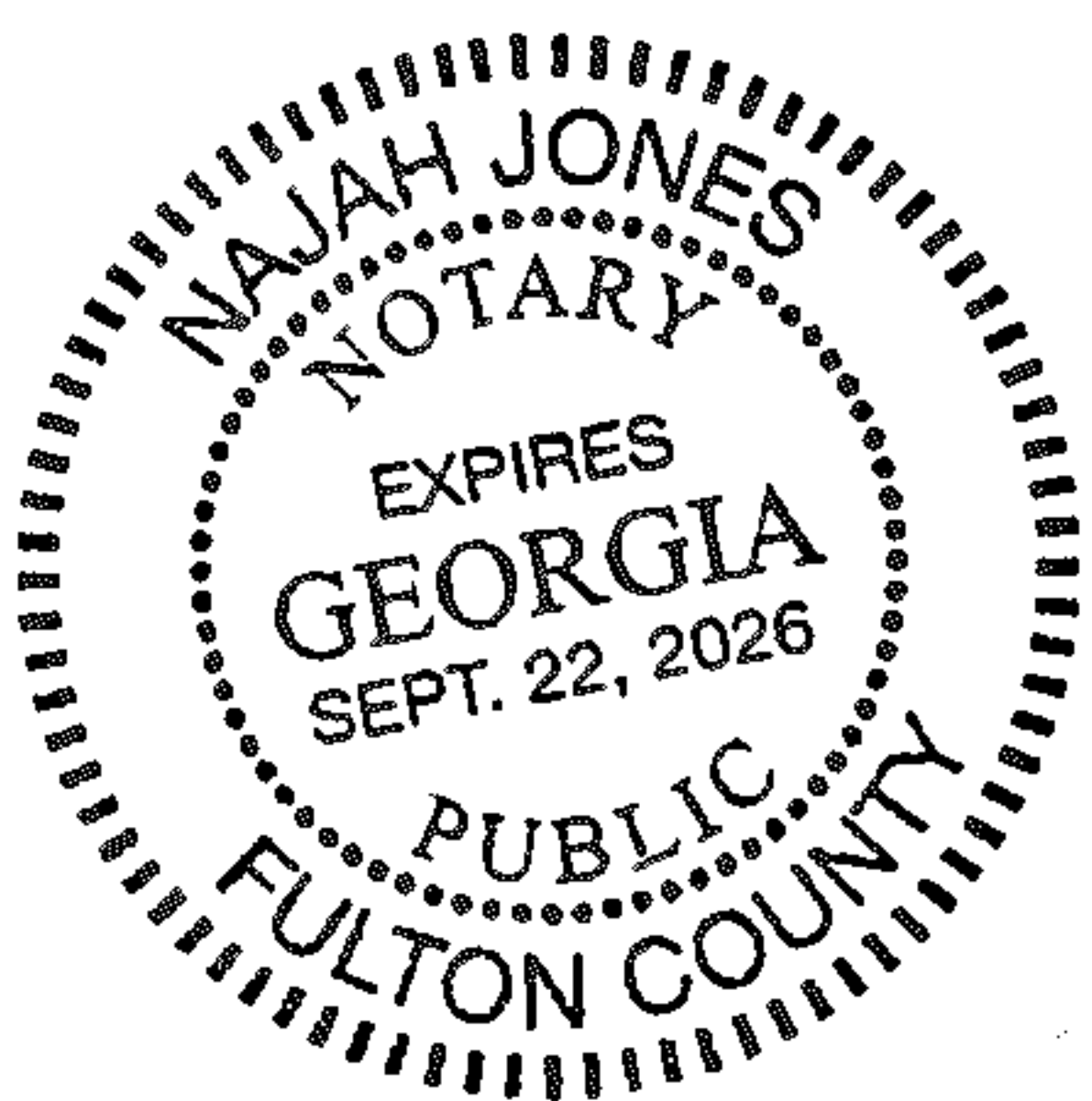
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey C. Horn, acting in his/her capacity as Agent for WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2020-2, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such Agent and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as Agent for WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL MORTGAGE LOAN TRUST 2020-2.

Given under my hand and official seal on this the 25 day of October, 2024.

[Signature]
Notary Public
My Commission Expires:

9/22/26

(Notary Seal)



Real Estate Sales Validation Form**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**Grantor's Name HOLLY HOLLON, CHRISTOPHER
ANDRUKAITISGrantee's Name WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
RESIDENTIAL MORTGAGE LOAN
TRUST 2020-2Mailing Address 662 Chelsea Station Circle
Chelsea, AL 35043Mailing Address 314 S. Franklin Street
Titusville, PA 16354Property Address 662 Chelsea Station Circle
Chelsea, AL 35043

Date of Sale October 18, 2024

Total Purchase Price \$334,709.44

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 Mortgage 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 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 11/1/2024 Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2024 12:21:46 PM
\$32.00 DANIEL
20241101000341140

Print Najah Jones

Sign Najah Jones

Allen S. Boyd

