


SEND TAX NOTICE TO:  
BSI Financial Services  
314 S. Franklin Street  
Titusville, PA 16354

  
20110107000008870 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/07/2011 03:52:24 PM FILED/CERT

CM #: 189096

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 14th day of March, 2007, Robert White and spouse, Venus White, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for EquiFirst Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070320000128170, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust, by instrument recorded in Instrument Number 20100518000155210, 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 the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some 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 the payment of the indebtedness secured by said mortgage, and the said The Bank of New York Mellon Trust Company, National Association as grantor trustee of the



Protium Master Grantor Trust did declare 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 December 1, 2010, December 8, 2010, and December 15, 2010; and

WHEREAS, on December 28, 2010, 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 conducted, and The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust; and

WHEREAS, The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust, was the highest bidder and best bidder in the amount of One Hundred Twenty-Two Thousand Three Hundred Ten And 00/100 Dollars (\$122,310.00) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Laurel Woods, as recorded in Map  
Book 16, Page 24, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said





foreclosure sale on the part of those 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, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, The Bank of New York Mellon Trust Company, National Association  
as grantor trustee of the Protium Master Grantor Trust, has caused this instrument to be executed by and  
through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as  
attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said  
auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this December  
28, 2010

The Bank of New York Mellon Trust Company,  
National Association as grantor trustee of the  
Protium Master Grantor Trust

By: AMN Consulting, LLC  
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson  
Aaron Nelson, Member

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron  
Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and  
attorney-in-fact for The Bank of New York Mellon Trust Company, National Association as grantor  
trustee of the Protium Master Grantor Trust, 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, as  
such member and with full authority, executed the same voluntarily on the day the same bears date for  
and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact  
for said Transferee.

Given under my hand and official seal on this December 28, 2010

Dan H. Haskins  
Notary Public  
My Commission Expires: SEPTEMBER 11, 2012

This instrument prepared by:  
Andy Saag  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

