

SEND TAX NOTICE TO:
PNC Mortgage, a division of PNC Bank, National
Association
3232 Newmark Drive
Miamisburg, OH 45342

STATE OF ALABAMA)

SHELBY COUNTY)

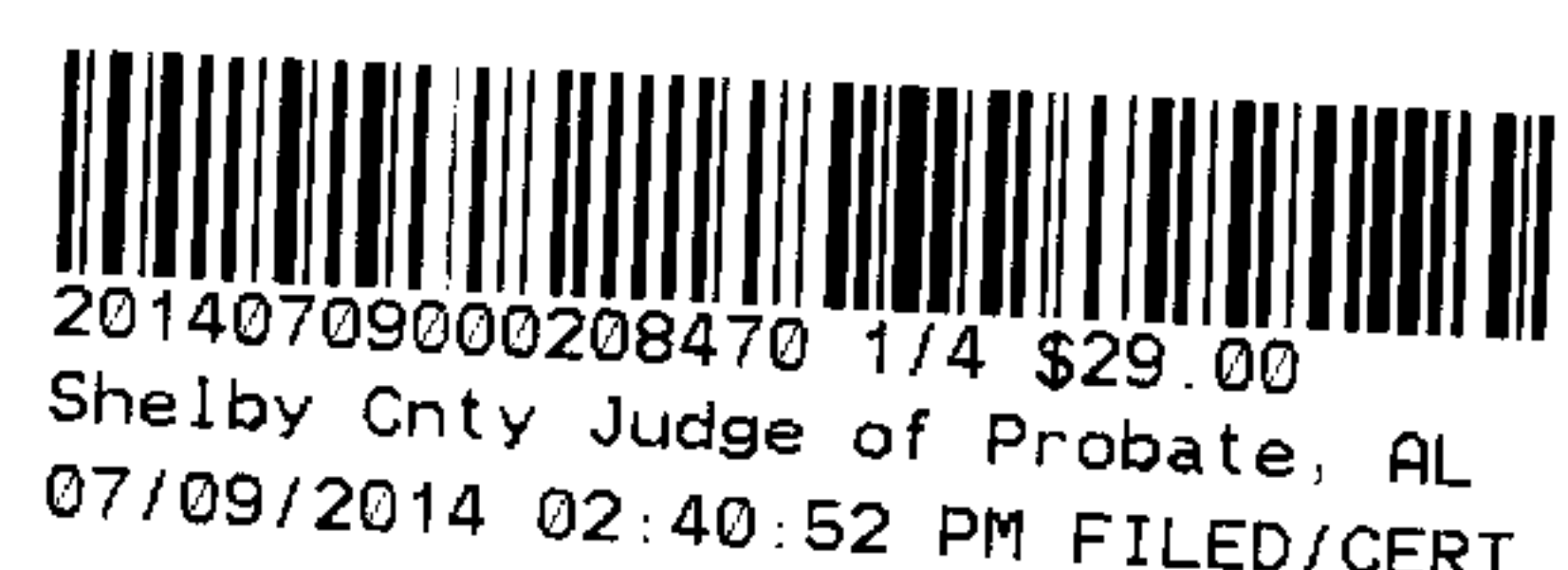
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of December, 2006, Steven Ryan Green and Lisa Green, husband and wife, executed that certain mortgage on real property hereinafter described to National City Mortgage, A Division of National City Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument number 20061220000620350; having been modified by Loan Modification Agreement in Instrument Number 20090709000265020, said mortgage having subsequently been transferred and assigned to Deutsche Bank Trust Company Americas as Trustee RALI 2007-QS4, by instrument recorded in Instrument Number 20110711000201000, 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 Deutsche Bank Trust Company Americas as Trustee RALI 2007-QS4 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 June 11, 2014, June 18, 2014, and June 25, 2014; and



WHEREAS, on June 30, 2014, 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 Deutsche Bank Trust Company Americas as Trustee RALI 2007-QS4 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

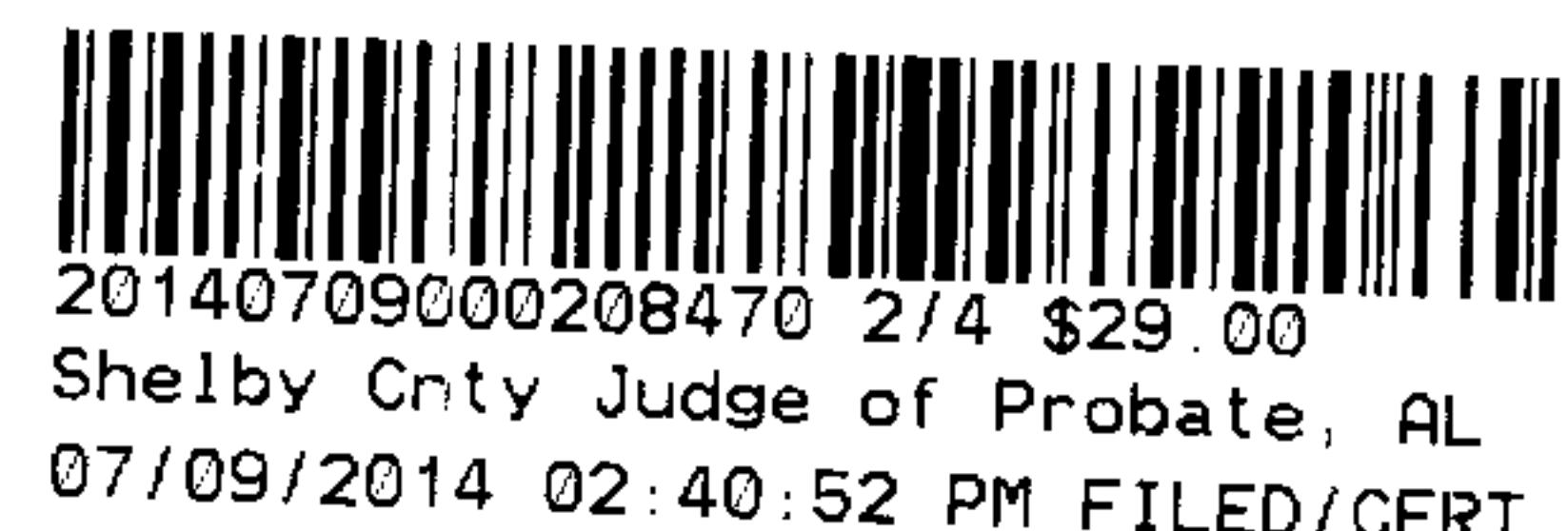
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Deutsche Bank Trust Company Americas as Trustee RALI 2007-QS4; and

WHEREAS, Deutsche Bank Trust Company Americas as Trustee RALI 2007-QS4 was the highest bidder and best bidder in the amount of Six Hundred Thirty-Four Thousand Seven Hundred Eighty-Five And 88/100 Dollars (\$634,785.88) on the indebtedness secured by said mortgage, the said Deutsche Bank Trust Company Americas as Trustee RALI 2007-QS4, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche Bank Trust Company Americas as Trustee RALI 2007-QS4 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Map of Highland Lakes, 2nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 31, Page 134, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision, 2nd Sector, Phase II, recorded as Instrument No. 20031029000722170 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")

TO HAVE AND TO HOLD the above described property unto Deutsche Bank Trust Company Americas as Trustee RALI 2007-QS4 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, Deutsche Bank Trust Company Americas as Trustee RALI 2007-QS4, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 7 day of July, 2014.

Deutsche Bank Trust Company Americas as Trustee
RALI 2007-QS4

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

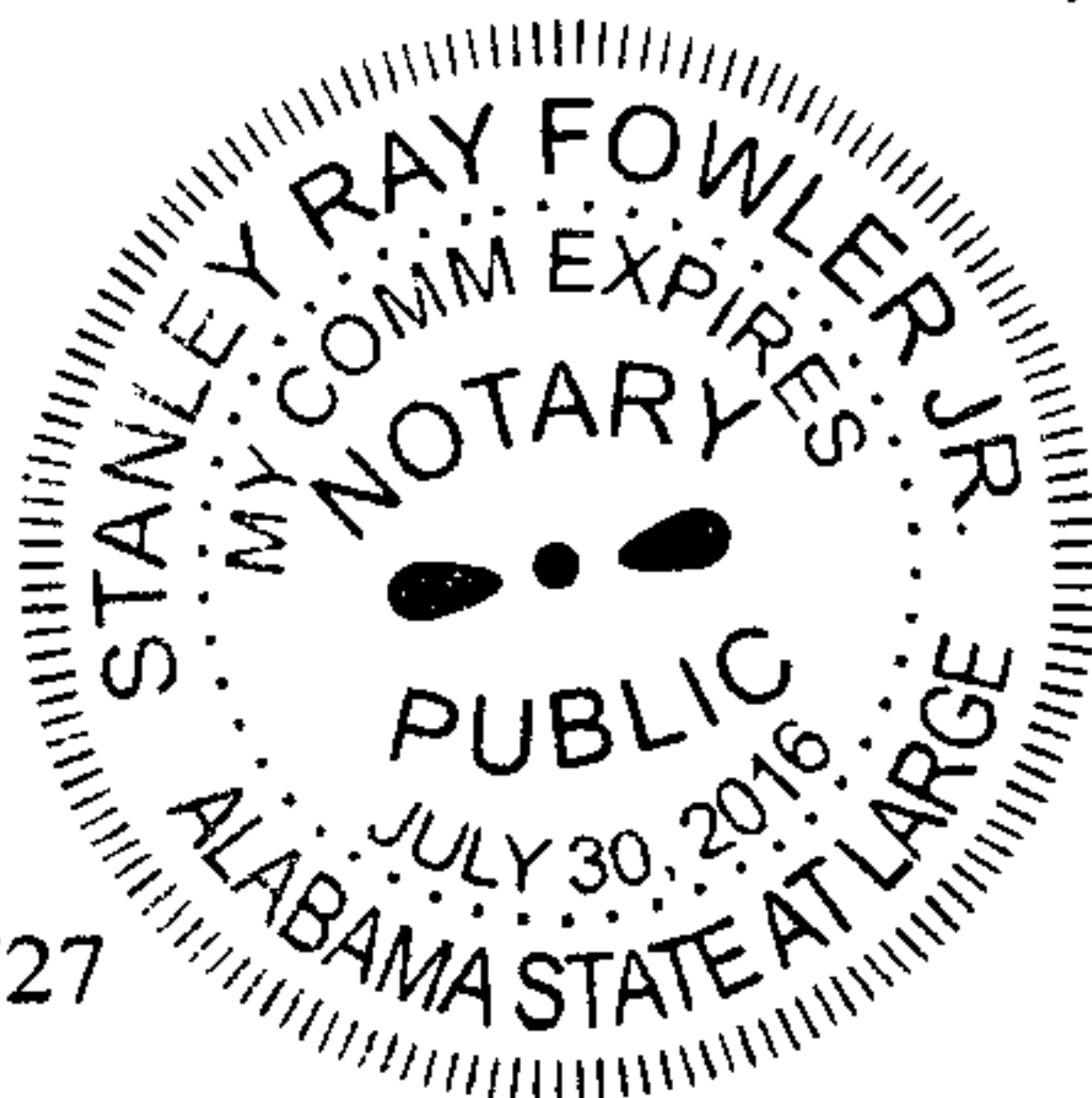
STATE OF ALABAMA)

JEFFERSON COUNTY)

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 Auctioneering, LLC acting in its capacity as auctioneer for Deutsche Bank Trust Company Americas as Trustee RALI 2007-QS4, 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 for said Transferee.

Given under my hand and official seal on this 7 day of July, 2014.

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



Stanley Ray Fowler, Jr.
Notary Public
My Commission Expires: _____



20140709000208470 3/4 \$29.00
Shelby Cnty Judge of Probate, AL
07/09/2014 02:40:52 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Deutsche Bank Trust Company
Americas as Trustee RALI 2007-
QS4

c/o PNC Mortgage, a division of
PNC Bank, National
Association

Mailing Address 3232 Newmark Drive
Miamisburg, OH 45342

Property Address 1005 Mountain Trace
Birmingham, AL 35242

Grantee's Name Deutsche Bank Trust Company
Americas as Trustee RALI 2007-
QS4

c/o PNC Mortgage, a division of
PNC Bank, National
Association

Mailing Address 3232 Newmark Drive
Miamisburg, OH 45342

Date of Sale 06/30/2014

Total Purchase Price \$634,785.88

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 6/30/2014

☐ Unattested

(verified by)

Print Lotoria Langham, foreclosure specialist

Sign Lotoria Langham
(Grantor/Grantee/Owner/Agent) circle one

