

Jason Tingle, Esq.  
244 Inverness Center Dr  
Ste 200  
Birmingham, AL 35242

**20150909000314830**  
**09/09/2015 11:11:12 AM**  
**FCDEEDS 1/4**

**SEND TAX NOTICES TO:**

Deutsche Bank Trust Company Americas, as  
Trustee for Residential Accredit Loans, Inc.,  
Mortgage Asset-Backed Pass-Through  
Certificates, Series 2007-QS7  
1661 Worthington Rd.  
Suite 100  
West Palm Beach, FL 33409

## GRANTOR

Justin Burcham  
6069 Forest Lakes Cove  
Sterrett, AL 35147

Larissa Burcham  
6069 Forest Lakes Cove  
Sterrett, AL 35147

**GRANTEE**

Deutsche Bank Trust Company Americas, as  
Trustee for Residential Accredit Loans, Inc.,  
Mortgage Asset-Backed Pass-Through  
Certificates, Series 2007-QS7  
1661 Worthington Rd.  
Suite 100  
West Palm Beach, FL 33409

Property Address: 6069 Forest Lakes Cove, Sterrett, AL 35147  
Purchase Price: \$153,705.23 \*\*\*Mortgagee credit\*\*\*  
Sale Date: August 19, 2015

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on March 26, 2007, Larissa Burcham, a married woman joined by Justin Burcham, her husband executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial, LLC F/K/A Homecomings Financial Network, Inc, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at instrument, 20070404000152300; and subsequently transferred and assigned to Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7, and said assignment being recorded in instrument, 20141022000333590; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms

thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7 ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of July 29, 2015, August 5, 2015, August 12, 2015; and

WHEREAS, on August 19, 2015, 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 and properly conducted, and Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates,

Series 2007-QS7; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7, in the amount of \$153,705.23, which sum of money Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7 offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7, by and through Jason Tingle, as attorney for said Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7, the following described property situated in Shelby County, Alabama, to-wit:

LOT 362, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 4, AS RECORDED IN MAP BOOK 33 AT PAGE 25 A, B, & C IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property to Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series

2007-QS7 has caused this instrument to be executed by and through Jason Tingle, as attorney for

said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand

and seal on this the 28<sup>th</sup> day of August, 2015.

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc.,  
Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7

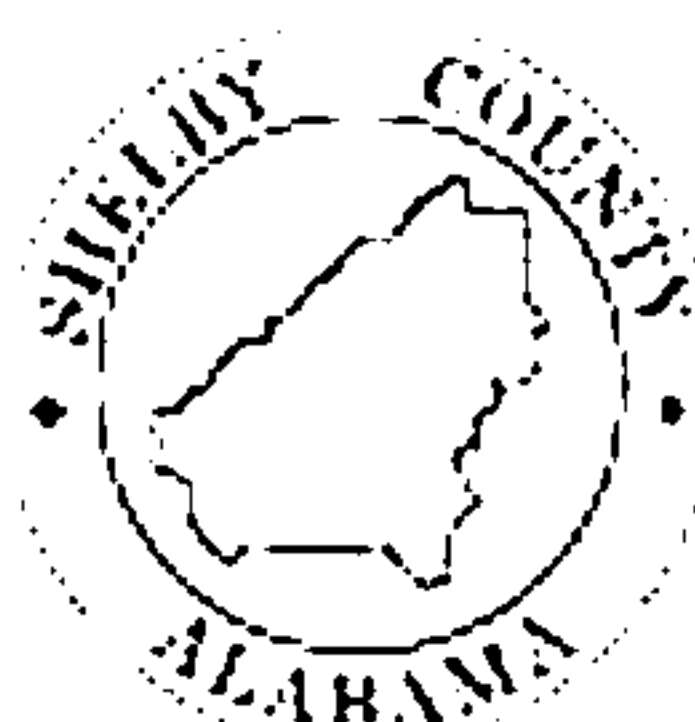
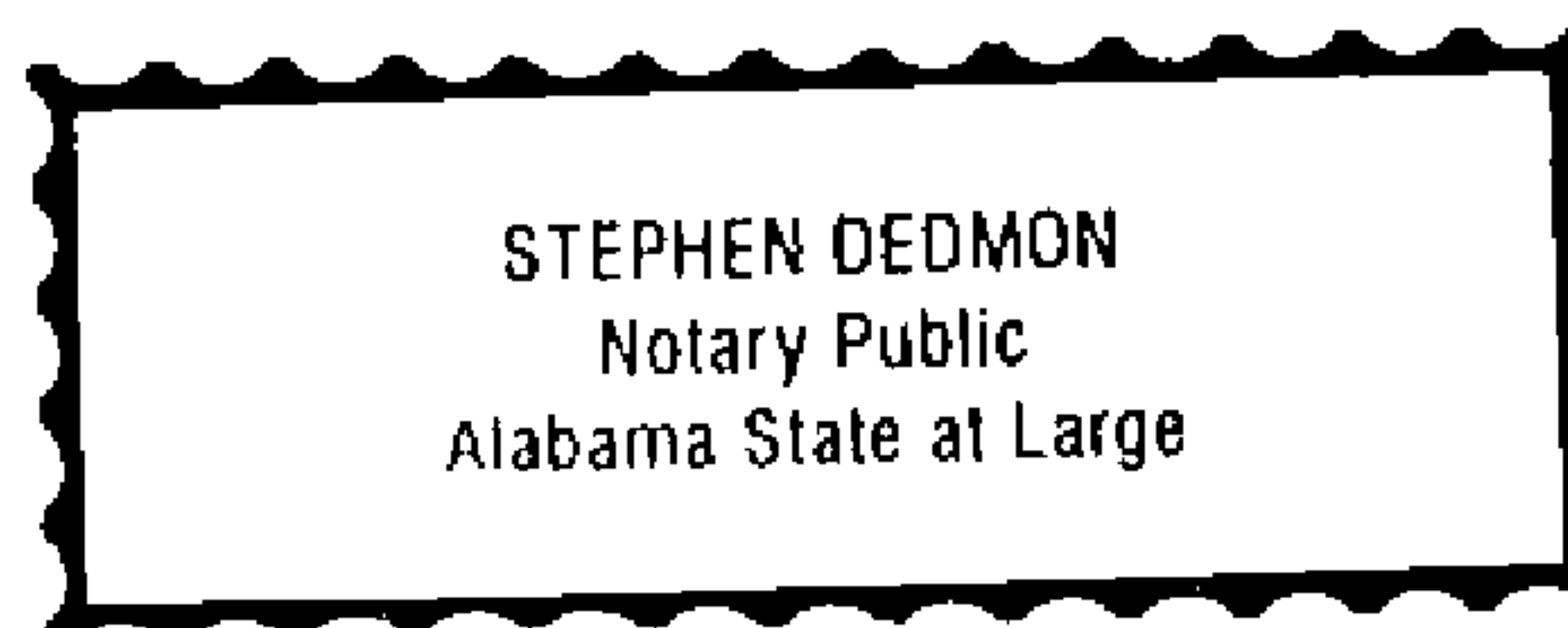
By: [Signature]  
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such attorney for Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS7 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 28<sup>th</sup> day of August, 2015.

[Signature: Stephen Dedmon]  
Notary Public  
My Commission Expires: 5/11/19



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/09/2015 11:11:12 AM  
\$28.00 CHERRY  
20150909000314830

[Signature]