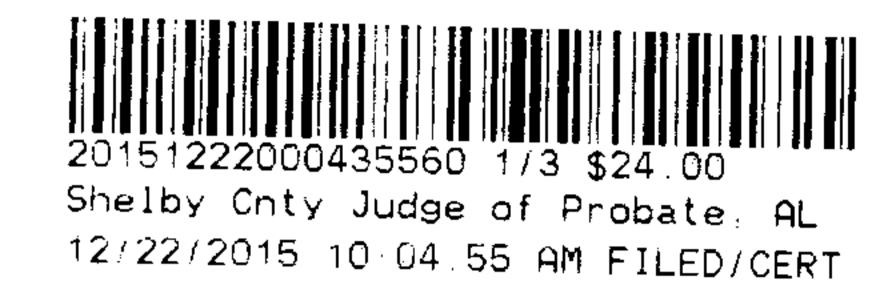
## PREPARED BY:

•

Sady D. Mauldin, Esq.
McCalla Raymer, LLC
Two North Twentieth
2-20th Street North, Suite 1310
Birmingham, AL 35203

STATE OF ALABAMA COUNTY OF SHELBY



## MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of the 19<sup>th</sup> day of November, 2015, between WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, as Grantor, and WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on to-wit, August 14, 2009, Warren Benard Melerine, A Married Man, and Joann Russell Melerine, a Married Woman, Mortgagors, did execute a certain mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Everbank, which said mortgage is recorded in Instrument No. 20090821000322110, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, as transferee, said transfer is recorded in Instrument 20150908000313610, aforesaid records, and WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 10/21/2015,10/28/2015,11/4/2015; and

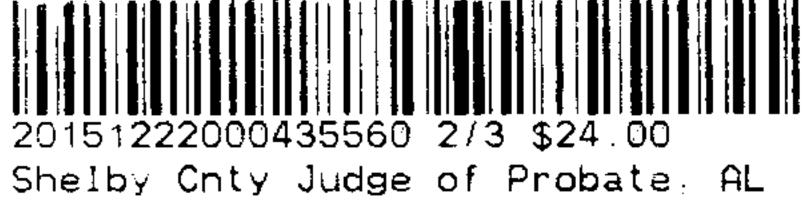
WHEREAS, on November 19, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice at 3:12 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT in the amount of **ONE HUNDRED THIRTY THOUSAND DOLLARS AND NO CENTS (\$130,000.00)** which sum the said WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED THIRTY THOUSAND DOLLARS AND NO CENTS (\$130,000.00), cash, on the indebtedness secured by said mortgage, the said Warren Benard Melerine, A Married Man, and Joann Russell Melerine, a Married Woman, acting by and through the said WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT as transferee, by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of

File No.: 938515



12/22/2015 10:04:55 AM FILED/CERT

Mortgagee, does hereby grant, bargain, sell and convey unto WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, and its successors and assigns, as grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 121, according to the survey of Grande View Garden & Townhomes, First Addition, as recorded in Map Book 26, Page 16, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Warren Benard Melerine, a Married Man, and Joann Russell Melerine, a Married Woman, Mortgagors by the said WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT have caused this instrument to be executed by \_, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, Reed Hudson and in witness whereof said Reed Hudson, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 22 day of Myle

By:

Warren Benard Melerine and Joann Russell Melerine, Mortgagors

WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-477, Mortgagee or Transferee of Mortgagee

as Auctioneer and the person conducting said sale for the Mortgagee or

Transferee of Mortgagee

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reed Hudson \_, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this  $\frac{22}{\text{day of}}$  day of  $\frac{100}{\text{day of}}$ , 2015.

NOTARY PUBLIC
My Commission Expires: 3-28-16

Grantee Name / Send tax notice to:

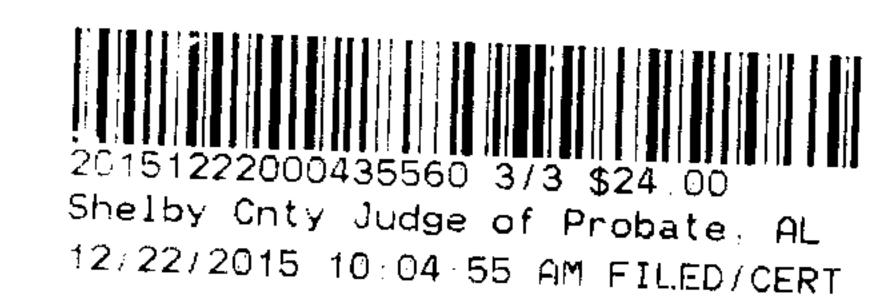
ATTN:

RUSHMORE LOAN MANAGEMENT SERVICES, LLC

7515 Irvine Center Drive 1st Floor

Irvine, CA 92618

File No.: 938515



Form RT-1

## Real Estate Sales Validation Form

This Dogument must be filed in accordance itle Code of Alak

Inis Docur	nent must be filea in accoraance	with Code of Ala	bama 19/5, Section 40-22-1
Grantor's Name	Warren Benard Melerine	Grantee's Name	Rushmore Loan Management Services, LLC
Mailing Address	7515 Irvine Center Drive 1st Floor Irvine, CA 92618	Mailing Address	7515 Irvine Center Drive 1st Floor Irvine, CA 92618
Property Address	Alabaster, AL 35007	Date of Sale Total Purchase pri or Actual Value or Assessed Market	Value
	or actual value claimed on this form cane). (Recordation of documentary evi		
Bill of	Sale		Appraisal
Sales Contract Closing Statement		·	Cother FC Sale
	locument presented for recordation cor	ntains all of the requir	red information referenced above, the filing of the
Grantor's name and mailing address.	mailing address - provide the name of	Instructions the person or person	s conveying interest to property and their currer
Grantee's name and	mailing address - provide the name of	f the person or persor	s to whom interest to property is being conveye
	he physical address of the property bei		
Date of Sale - the d	ate on which interest to the property w	as conveyed.	
Total purchase price nstrument offered	e - the total amount paid for the purcha for record.	se of the property, bo	oth real and personal, being conveyed by the
Actual value - if the nstrument offered to narket value.	property is not being sold, the true vator for record. This may be evidenced by a	lue of the property, bein appraisal conducte	oth real and personal, being conveyed by the d by a licensed appraiser or the assessor's currer
valuation, of the pro	ded and the value must be determined, perty as determined by the local officied and the taxpayer will be penalized p	al charged with the re	of fair market value, excluding current use esponsibility of valuing property for property tax labama 1975 § 40-22-1 (h).
attest, to the best of	of my knowledge and belief that the informal false statements claimed on this form	formation contained i	n this document is true and accurate. I further osition of the penalty indicated in Code of
Date	Pri	MM	us Nack
Unatteste	dSig	n Mor	u Ma
	(verified by)	(Gr	antor Grantee/Owner/Agent) circle one

File No.: 938515