

SEND TAX NOTICE TO:
Shellpoint Servicing_fka Resurgent Capital Services,
LP
55 Beattie Place, Suite 600
Greenville, SC 29601

20180207000040160
02/07/2018 08:11:49 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of December, 2008, Gary L. Irvine and Sharon L. Irvine, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Hometown Mortgage Services, Inc., an Alabama Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20081230000480010, said mortgage having subsequently been 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, by instrument recorded in Instrument Number 20151015000360010, 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 Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not In Its Individual Capacity, but Solely as Trustee For BCAT 2014-4TT 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 20, 2017, December 27, 2017, and January 3, 2018; and

WHEREAS, on January 26, 2018, 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 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 Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not In Its Individual Capacity, but Solely as Trustee For BCAT 2014-4TT was the highest bidder and best bidder in the amount of One Hundred Forty-Two Thousand And 00/100 Dollars (\$142,000.00) on the indebtedness secured by said mortgage, 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, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, 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 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence run East along the South 1/4-1/4 line 512.00 feet; thence turn left 90 degrees, 46 minutes, 00 seconds and run North 533.31 feet along a fence to the Point of Beginning; thence turn left 30 degrees, 04 minutes, 43 seconds and run Northwest 491.20 feet along said fence to a point on the Southeast right-of-way of Shelby County Highway Number 93; thence turn right 80 degrees, 59 minutes, 27 seconds and run Northeast 96.28 feet along said right-of-way; thence turn right 39 degrees, 45 minutes, 16 seconds and run East 58.04 feet; thence turn right 58 degrees, 53 minutes, 51 seconds and run Southeast 450.94 feet; thence turn right 80 degrees, 30 minutes, 09 seconds and run Southwest 150.00 feet to the Point of Beginning. Subject to an easement 30 feet wide across the North side of said property.

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/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, Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not In Its Individual Capacity, but Solely as Trustee For BCAT 2014-4TT, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 5 day of February, 2018.

Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not In Its Individual Capacity, but Solely as Trustee For BCAT 2014-4TT

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

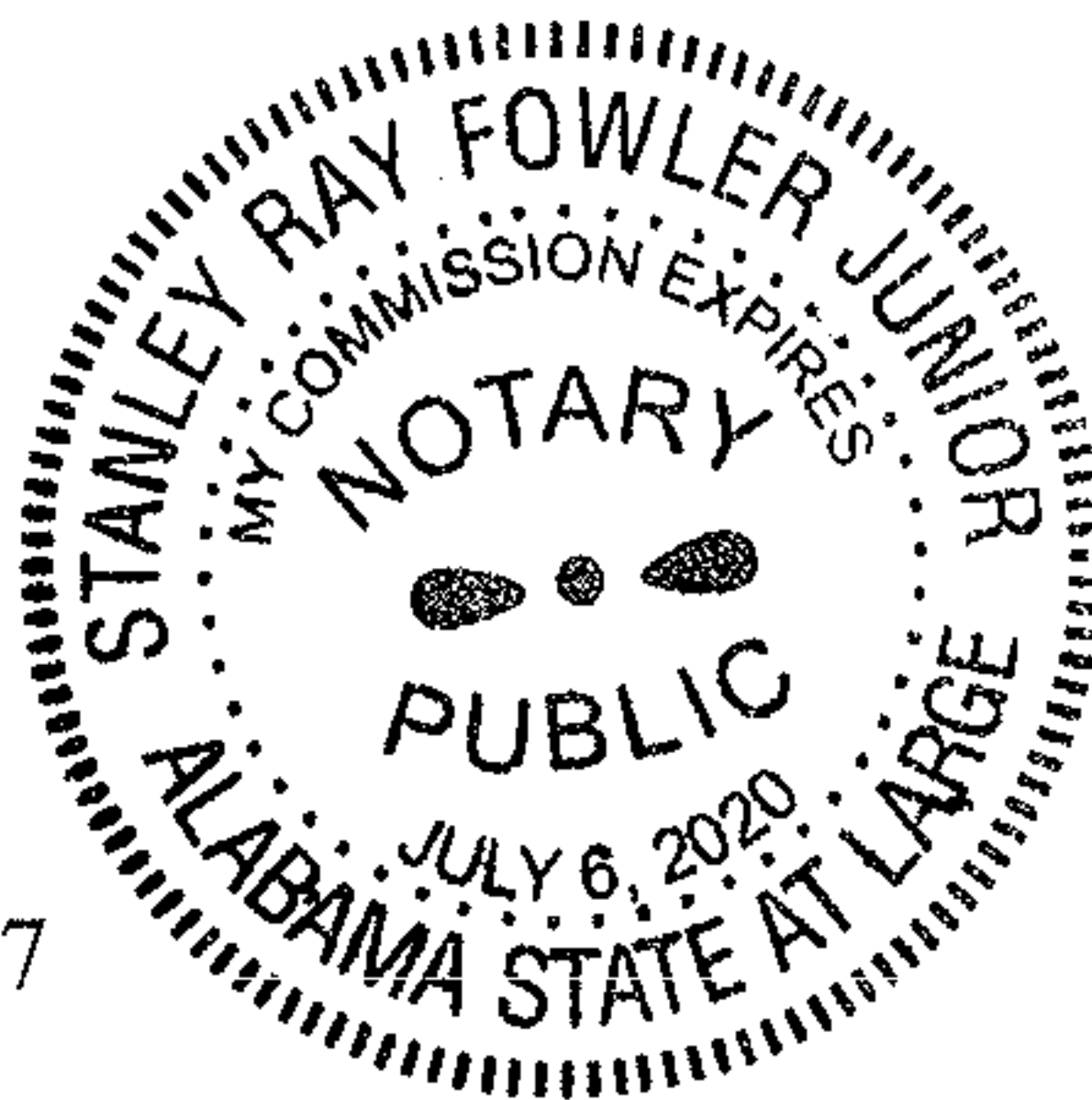
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not In Its Individual Capacity, but Solely as Trustee For BCAT 2014-4TT, 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 auctioneer and with full authority, executed the same voluntarily 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 5 day of February, 2018.

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



[Signature]
Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Wilmington Savings Fund
Society, FSB, Doing Business as
Christiana Trust, Not In Its
Individual Capacity, but Solely as
Trustee For BCAT 2014-4TT
c/o Shellpoint Servicing fka
Resurgent Capital Services,
LP

Mailing Address 55 Beattie Place, Suite 600
Greenville, SC 29601

Property Address 2714 Hwy 93
Helena, AL 35080

Grantee's Name Wilmington Savings Fund Society,
FSB, Doing Business as Christiana
Trust, Not In Its Individual
Capacity, but Solely as Trustee For
BCAT 2014-4TT
c/o Shellpoint Servicing fka
Resurgent Capital Services, LP

Mailing Address 55 Beattie Place, Suite 600
Greenville, SC 29601

Date of Sale 01/26/2018

Total Purchase Price \$142,000.00

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 _____

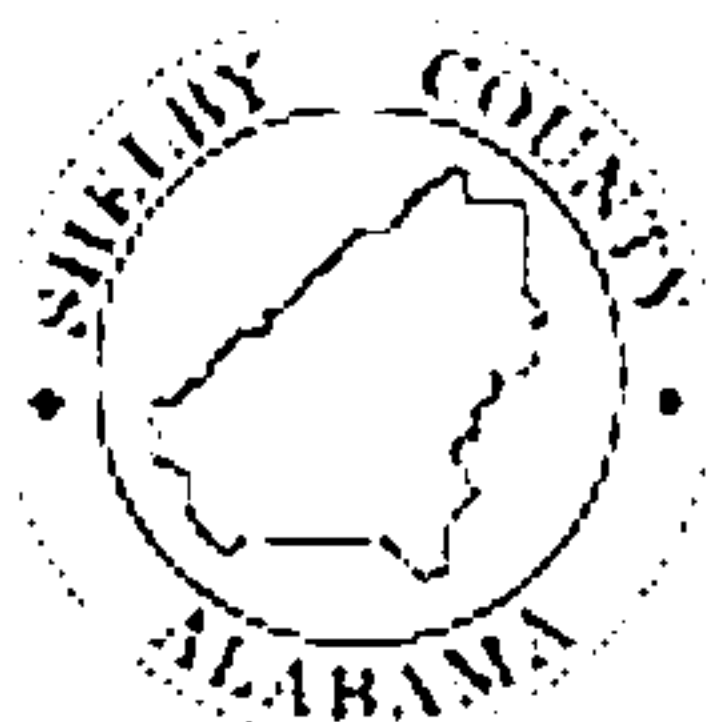
Print Samantha Sandefur

☐ Unattested

(verified by)

Sign S Sandefur

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/07/2018 08:11:49 AM
 \$25.00 CHERRY
 20180207000040160

[Signature]