

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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Steven L. Russell and Debbie P. Russell, Husband and Wife

KNOW ALL MEN BY THESE PRESENTS: That Steven L. Russell and Debbie P. Russell, Husband and Wife did to-wit, November 7, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Wachovia Mortgage Corporation, which mortgage is recorded in Instrument # at 20061116000562250 on November 16, 2006, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS1 as reflected by instrument recorded in Instrument #, 20170728000271620 of the same Office.

WHEREAS, default was made in the payment of 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-QS1 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 21, 2018 March 28, 2018 April 4, 2018; and

WHEREAS, on April 23, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS1 acting by and through John Robison M, a representative of auctioneer and attorney Shapiro & Ingle, LLP did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, 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 Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS1, in the amount of \$1,231,120.00 which sum the said Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS1.

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

NOW, THEREFORE, in consideration of the premises and of \$1,231,120.00, cash, the said Steven L. Russell and Debbie P. Russell, Husband and Wife, acting pursuant to the authority granted under the said mortgage to Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS1, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS1, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 32, ACCORDING TO THE SURVEY OF STONEGATE REALTY, PHASE TWO, AS RECORDED IN MAP BOOK 31, PAGE 28 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.


IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS1, has caused this instrument to be

executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale, and in witness whereof, Shapiro and Ingle, LLP, has executed this instrument in such capacity as on this April 24, 2018.

Steven L. Russell and Debbie P. Russell, Husband and Wife
Mortgagors

By Deutsche Bank Trust Company Americas, as Trustee for
Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through
Certificates, Series 2007-QS1
Mortgagee or Transferee of Mortgagee

By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

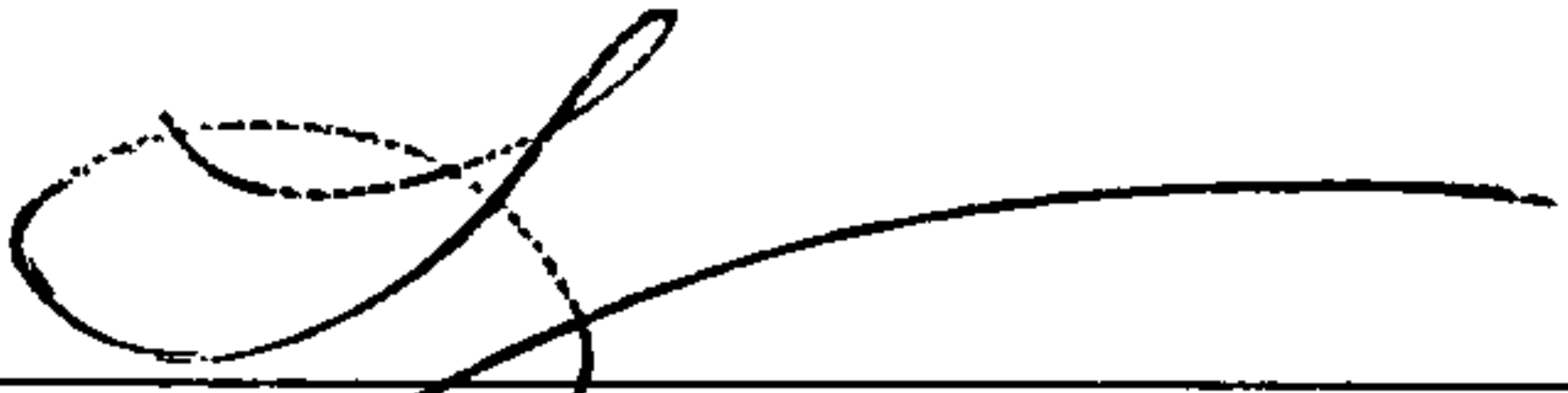
By: 
Name: Michael J. Emrey
Title: Attorney

STATE OF ALABAMA
COUNTY OF SHELBY

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I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael J. Emrey, whose name as agent for Shapiro and Ingle, LLP, is signed to the foregoing conveyance 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 agent for Shapiro and Ingle, LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on April 24, 2018.


NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Instrument prepared by:
William P. Harris
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
17-014213

Send Tax Notices to:
Wells Fargo Bank, N.A.
3476 Stateview Blvd
MAC # X7801-013 (FC)
Fort Mill, South Carolina 29715

LORI ZAMMIT
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires March 28, 2023

Real Estate Sales Validation Form

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

Grantor's Name Steven L. Russell and Debbie P. Russell, Husband and Wife Grantee's Name Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS1

Mailing Address 320 Stonegate Dr Birmingham, AL 35242 Mailing Address 3476 Stateview Blvd MAC # X7801-013 (FC) Fort Mill, South Carolina 29715

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Property Address 320 Stonegate Dr Birmingham, AL 35242 Date of Sale April 23, 2018

Total Purchase Price \$1,231,120.00

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 ☐ Appraisal

☐ Sales Contract ☒ Other Notice of Sale

☐ Closing Statement

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

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 40-22-1 (h).

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 _____

Unattested _____ Sign _____

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2018 02:57:26 PM
\$22.00 CHERRY
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[Handwritten Signature]