

SEND TAX NOTICE TO:  
GMAC Mortgage, LLC  
1100 Virginia Drive  
Fort Washington, PA 19034

(#7401275938)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of July, 2006, Stephanie Picot and Michael Picot, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060920000465350, said mortgage having subsequently been transferred and assigned to Deutsche Bank Trust Company America as trustee, for 2006-QS11 RALI, ("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 America as trustee, for 2006-QS11 RALI 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 3, 2008, December 10, 2008, and December 17, 2008; and

WHEREAS, on February 17, 2009, 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 America as trustee, for 2006-QS11 RALI 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 Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Deutsche Bank Trust Company America as trustee, for 2006-QS11 RALI; and

WHEREAS, Deutsche Bank Trust Company America as trustee, for 2006-QS11 RALI, was the highest bidder and best bidder in the amount of One Hundred Ten Thousand Thirty-Eight And 48/100 Dollars (\$110,038.48) on the indebtedness secured by said mortgage, the said Deutsche Bank Trust Company America as trustee, for 2006-QS11 RALI, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche Bank Trust Company America as trustee, for 2006-QS11 RALI, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that parcel of land in County of Shelby, State of Alabama, as more fully described in Book 200413. Page 0671 and being more particularly described as follows:

Lot 35, according to the Survey of 2nd Phase, Cambridge Pointe, 2nd Sector, as recorded in Map Book 18. Page 24 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank Trust Company America as trustee, for 2006-QS11 RALI 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,

  
20090227000070350 2/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
02/27/2009 11:45:42AM FILED/CERT

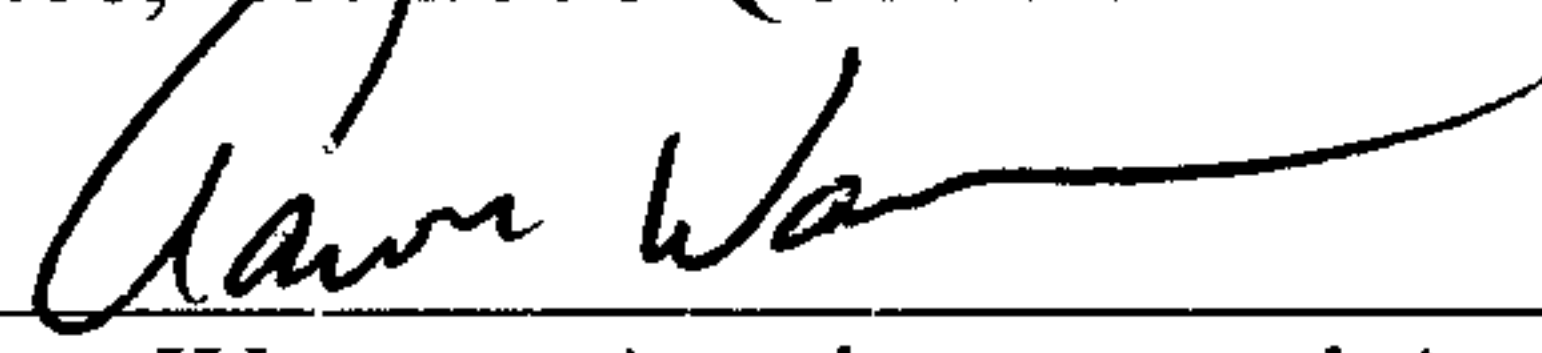


recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Deutsche Bank Trust Company America as trustee, for 2006-QS11 RALI, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this February 17, 2009.

Deutsche Bank Trust Company America as  
trustee, for 2006-QS11 RALI

By:

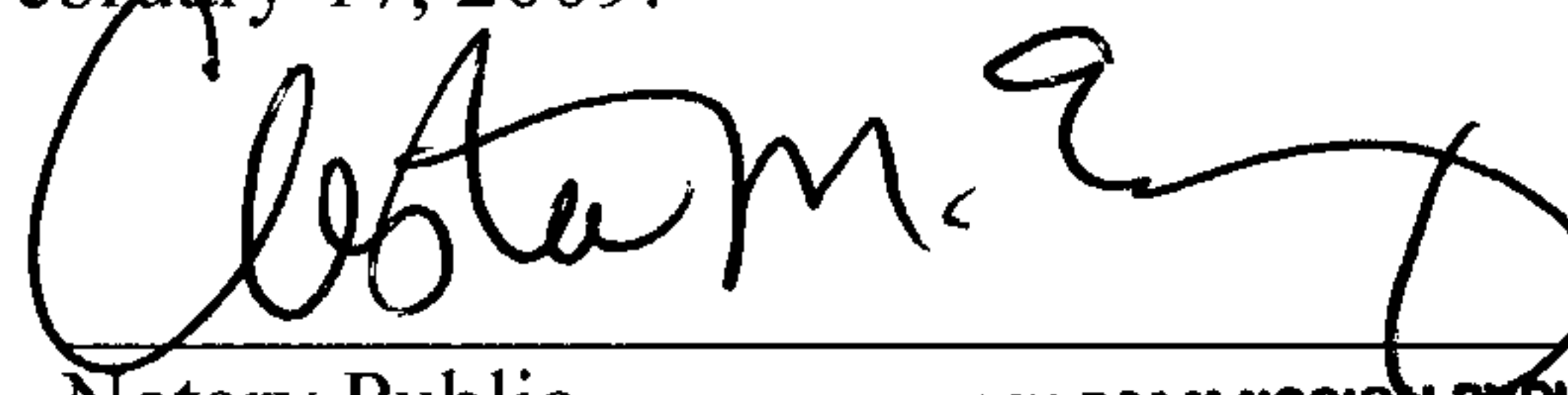
  
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, whose name as acting in its capacity as auctioneer and attorney-in-fact for Deutsche Bank Trust Company America as trustee, for 2006-QS11 RALI, 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 attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this February 17, 2009.




Notary Public

MY COMMISSION EXPIRES OCTOBER 26, 2011

My Commission Expires: \_\_\_\_\_

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

  
20090227000070350 3/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
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