


PREPARED BY: JASON LUTZ  
**MORRIS, SCHNEIDER & PRIOR, L.L.C.**  
1587 Northeast Expressway  
Atlanta, GA 30329  
(770) 234-9181

  
20060605000264710 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
06/05/2006 04:06:11PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

### **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on September 23, 2004, **Shannon O. Doss and Christina Doss, husband and wife with joint tenants, Party of the First Part**, executed a certain mortgage to **Long Beach Mortgage Company**, which said mortgage is recorded in Instrument No. , in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1 did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 05/10, 05/17 & 05/24/2006; and

WHEREAS, on June 1, 2006, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1 in the amount of **SIXTY THOUSAND FOUR HUNDRED THREE AND 92/100 DOLLARS (\$ 60,403.92)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1; and

WHEREAS, Kristel Wittmeier, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale 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 **SIXTY THOUSAND FOUR HUNDRED THREE AND 92/100 DOLLARS (\$ 60,403.92)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot #2, according to the survey and map made by Theo Sparks of the Town of Wilton, more particularly described as follows: from the northwest corner of southeast 1/4 of northeast 1/4 of Section 8, Township 24 North, range 12, East, run South 169.1 feet; thence East 687 3/4 feet; thence South 1/2 degree East 75 feet to the northwest corner of said Lot 2 and from this point of beginning run North 89 1/2 degrees East 160 feet; thence South 1/2 degree East 87.6 feet; thence South 89 1/2 degrees West 160 feet; thence North 1/2 degree West 87.6 feet to said point of beginning of said lot, the same being in the Town of Wilton and known as "The Bosworth Lot" and being that lot conveyed Arthur Milstead by Mae Moreland by warranty deed dated March 24, 1922, and recorded in the probate office of Shelby County, Alabama, in Deed Book 69, Page 476. Also a certain lot or parcel of land 75x160 feet situated in the southeast 1/4 of northeast 1/4 of Section 8, Township 24 North, Range 12 East, and in the Town of Wilton, the same being Lot 1, according to a survey




made by Theo Sparks and which said lot is more particularly described as follow: for point of beginning, start at the northwest corner of said southeast ¼ of northeast ¼ and run thence South 169.2 feet; thence run East 687 ¾ feet which point is the northwest corner of the lot herein conveyed; run thence North 89 ½ degrees East 160 feet; thence south ½ degree East 75 feet; thence South 89 ½ degrees West 160 feet; run thence North ½ degree West 75 feet to point of beginning; said lot being that lot, which was conveyed by J.W. and Abbie C. Little to Arthur Milstead by warranty deed dated October 21, 1922, and recorded in Deed Book 69, Page 521, in the probate office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SOURCE OF TITLE: Inst. # 20041008000557950

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1, 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 ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Shannon O. Doss and Christina Doss, husband and wife with joint tenants and Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 1<sup>st</sup> day of June, 2006.

BY: Kristel Wittmeier  
AS: Auctioneer and Attorney-in-fact

  
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kristel Wittmeier whose name as attorney-in-fact and auctioneer for Shannon O. Doss and Christina Doss, husband and wife with joint tenants and Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1, 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/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of June, 2006.

Adam C. Call  
NOTARY PUBLIC  
My Commission Expires: 2/23/2010

Grantee Name / Send tax notice to:  
Washington Mutual Bank, F.A.  
ATTN: Jay Contreras  
Submit invoices via NewInvoice  
Mendota Height, MN 55120