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MSP FILE NO.: 604.0515138AL/k
LOAN NO.: 1000175113


20060801000368780 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/01/2006 10:24:14AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on July 23, 2004, Shirley A. Seward, a single person, Party of the First Part, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Meritage Mortgage Corporation, its successors and assigns, 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 Trust Company Americas, as Trustee and Custodian for Meritage Mortgage Loan Trust 2004-2 by: Saxon Mortgage Services Inc. as its attorney-in-fact;

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Deutsche Bank Trust Company Americas, as Trustee and Custodian for Meritage Mortgage Loan Trust 2004-2 by: Saxon Mortgage Services Inc. as its attorney-in-fact 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 06/14/06-06/21/06-06/28/06

WHEREAS, on July 6, 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 Trust Company Americas, as Trustee and Custodian for Meritage Mortgage Loan Trust 2004-2 by: Saxon Mortgage Services Inc. as its attorney-in-fact in the amount of **ONE HUNDRED THIRTY-SEVEN THOUSAND NINE HUNDRED FOURTEEN AND 92/100 DOLLARS (\$ 137,914.92)**; 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 Trust Company Americas, as Trustee and Custodian for Meritage Mortgage Loan Trust 2004-2 by: Saxon Mortgage Services Inc. as its attorney-in-fact; and

WHEREAS, Vicki N. Smith, Esq., 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 **ONE HUNDRED THIRTY-SEVEN THOUSAND NINE HUNDRED FOURTEEN AND 92/100 DOLLARS (\$ 137,914.92)**, 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 Trust Company Americas, as Trustee and Custodian for Meritage Mortgage Loan Trust 2004-2 by: Saxon Mortgage Services Inc. as its

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attorney-in-fact, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 41, according to the final plat, Wynfield Parc, Phase One, as recorded in Map Book 27, Page 43, in the Probate Office of Shelby County, Alabama

SOURCE OF TITLE: Instrument # 20040729000422140

TO HAVE AND TO HOLD the above described property unto Deutsche Bank Trust Company Americas, as Trustee and Custodian for Meritage Mortgage Loan Trust 2004-2 by: Saxon Mortgage Services Inc. as its attorney-in-fact, 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, Shirley A. Seward, a single person and Deutsche Bank Trust Company Americas, as Trustee and Custodian for Meritage Mortgage Loan Trust 2004-2 by: Saxon Mortgage Services Inc. as its attorney-in-fact have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 06 day of July, 2006

BY:

AS: Vicki N. Smith
Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Vicki N. Smith, whose name as attorney-in-fact and auctioneer for Shirley A. Seward, a single person and Deutsche Bank Trust Company Americas, as Trustee and Custodian for Meritage Mortgage Loan Trust 2004-2 by: Saxon Mortgage Services Inc. as its attorney-in-fact, 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 6th day of July, 2006.

NOTARY PUBLIC

My Commission Expires:

Honoria D. Button
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS


Grantee Name / Send tax notice to:

Saxon Mortgage/Fidelity National Foreclosure Solutions

ATTN: Lynn Doyscher

1270 Northland Drive, Suite 200

Mendota Height, MN 55120


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