20060906000438620 1/2 $16.00
Shelby Cnty Judge of Probate, AL
09/06/2006 12:49:15PM FILED/CERT

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That MICHAEL A DELEONARDO AND SARA C MANGINA, both unmarried persons, did, on to-wit, July 24th, 2002, execute a mortgage to NEW CENTURY MORTGAGE CORPORATION, which mortgage is recorded in Instrument No. 20020731000354620, et seq., in the Office of the Judge of Probate of SHELBY County, Alabama; said mortgage being lastly assigned to Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1 by instrument recorded in Instrument No. 20040820000466910 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1 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 Shelby County Reporter, in its issues of August 16, 23, 30, 2006; and

WHEREAS, on September 6th, 2006, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1 did offer for sale and did sell at public outcry, in front of the courthouse door of SHELBY County, Alabama, 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 the said Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1 in the amount of ONE HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED SIX and 08/100ths ($187,806.08) DOLLARS, which sum the said Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, 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;

NOW, THEREFORE, in consideration of the premises and of a credit of ONE HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED SIX and 08/100ths ($187,806.08) DOLLARS, on the indebtedness secured by said mortgage, the said MICHAEL A DELEONARDO AND SARA C MANGINA, acting by and through the said Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1 by Michael T. Atchison, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1 by Michael T. Atchison as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Michael T. Atchison as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1, the following described real estate situated in SHELBY County, Alabama, to-wit:

A parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 14, Township 20 South, Range 4 West, Huntsville Principal Meridian, Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of said quarter-quarter section; thence S 86°45'37" W along and with the North line of said quarter-quarter section 246.72 feet, more or less to the centerline of South Shades Crest Road; thence S 58°04'43"W, leaving said north line and along and with the centerline of said road 42.83 feet to the point of beginning; thence continue S 58°04'43"W along and with said centerline, 66.00 feet to the beginning of a curve to the left, said curve having a delta of 4°44'10", a radius of 2523.31 feet, a chord of 208.68 feet which bears S 55° 42'38" W; thence along and with the arc of said curve and centerline of said road, 208.74 feet to a point; thence S 35°10'35" E leaving said centerline and road, along and with the projection of and the northeasterly line of Lot 1, Highlands as recorded in Map Book 10 at page 59 in the Probate Office of Shelby County, Alabama, 207.27 feet to a 3/4' crimp pipe; thence N 52° 28'44"E 278.69 feet to a capped rebar; thence N 36°21'36"W 188.93 feet to the point of beginning. Easement: Commence at the Northeast corner of said quarter-quarter section; thence S 86° 45'37" W along and with the North line of said quarter-quarter section, 246.72

Atchison

feet, more or less, to the centerline of South Shades Crest Road; thence S 58° 04'43" W leaving said North line and along with the centerline of said road, 42.83 feet to the point of

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beginning of an easement ten feet in width and lying southwesterly of the following described line; thence S 36°21'36"E 188.93 feet to the end of said line and easement.

TO HAVE AND TO HOLD THE above-described property unto the said Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1 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 subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1 has caused this instrument to be executed by Michael T. Atchison as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Michael T. Atchison has executed this instrument in his/her capacity as such auctioneer on this the 6th day of September, 2006.

MICHAEL A DELEONARDO AND SARA C MANGINA
Mortgagors

By: Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1
Mortgagee or Transferee of Mortgagee

By: _____
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Deutsche Bank National Trust Company as Trustee for the registered holders of GSAMP Trust 2003-HE1, Mortgage Pass Through Certificates, Series 2003-HE1
Mortgagee or Transferee of Mortgagee

By: _____
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

_____
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael T. Atchison, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of September, 2006.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/16/08

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616
File No. 1231/15418

Grantee's Address:
P.O. Box 24737
West Palm Beach, FL 33416