20070116000023290 1/3 \$19.00 Shelby Cnty Judge of Probate, AL 01/16/2007 02:32:16PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

Buster Thomas

THIS FORECLOSURE DEED made this 12th day of December, 2006, between BUSTER RAY THOMAS and CHARLOTTE THOMAS, Parties of the First Part, and BANKERS TRUST COMPANY OF CALIFORNIA, N.A., SUCCESSOR TRUSTEE BY OPERATION OF LAW TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 1991, SERIES 1991-3, Party of the Second Part;

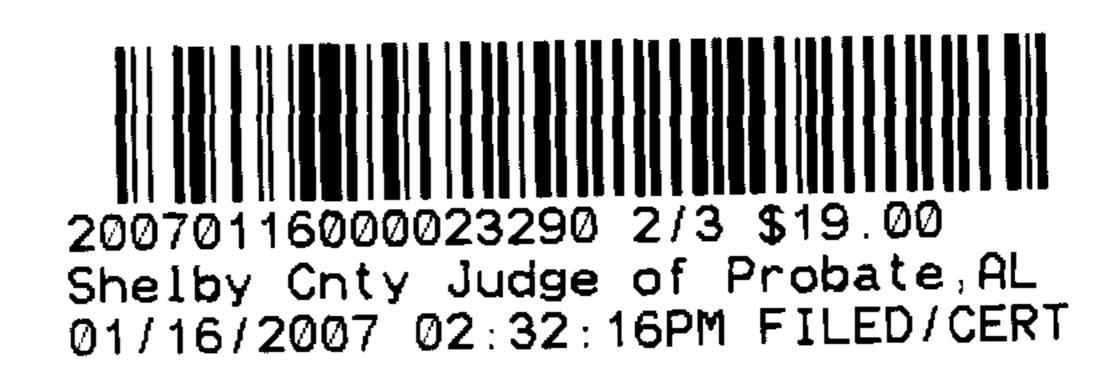
WITNESSETH:

WHEREAS, the said BUSTER RAY THOMAS and CHARLOTTE THOMAS, heretofore executed to ARGENT MORTGAGE COMPANY, LLC, herein called the Mortgagee, a certain mortgage dated April 18, 2003, and recorded in Document No. 20030501000266070, Probate Records of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and

WHEREAS, the Mortgagee has granted, bargained, sold, conveyed and assigned the said mortgage and the indebtedness thereby secured and the property therein described to the Party of the Second Part, by assignment dated November 15, 2006, and recorded in Instrument No. 20061204000586850, Probate Records of Shelby County, Alabama, and the Party of the Second Part was owner thereof at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was



made in payment thereof, and the Party of the Second Part thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 15th day of November, 2006, and the 22nd day of November, 2006, and the 29th day of November, 2006, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 12th day of December, 2006; and

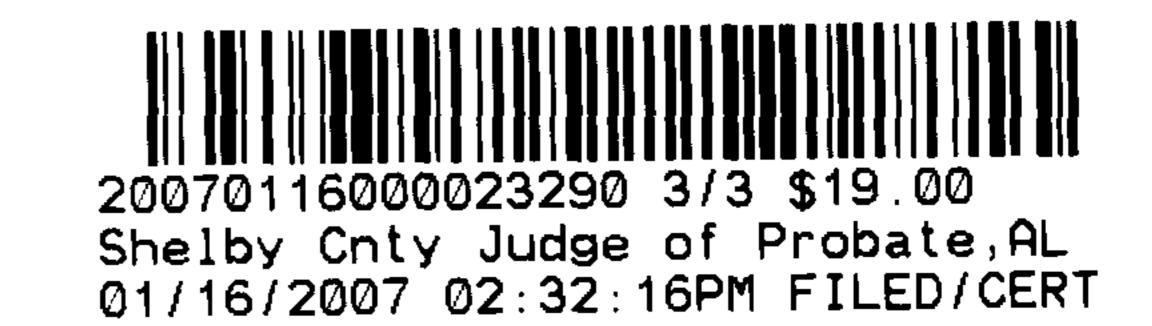
WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of \$103,104.96 cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part;

NOW THEREFORE, IN consideration of the premises 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 the BANKERS TRUST COMPANY OF CALIFORNIA, N.A., SUCCESSOR TRUSTEE BY OPERATION OF LAW TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 1991, SERIES 1991-3, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW Quarter of NW Quarter of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: begin at the NW corner of said quarter-quarter section and run in a Southerly direction along the West line of said quarter-quarter section a distance of 287.50 feet to the Point of Beginning of the parcel of land herein conveyed. Thence continue along said quarter-quarter line a distance of 42.15 feet to a point. Thence run East and parallel to the North line a distance of 150 feet, more or less, to the centerline of a paved road. Thence run in a Northerly direction along the centerline of said paved road a distance of 100.66 feet more or less. Thence run in a Southwesterly direction a distance of 142.42 feet, more or less, to the West quarter-quarter line, and the point of beginning of the parcel of land herein conveyed.

TO HAVE AND TO HOLD unto the said BANKERS TRUST COMPANY OF CALIFORNIA, N.A., SUCCESSOR TRUSTEE BY OPERATION OF LAW TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 1991, SERIES 1991-3, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said BANKERS TRUST COMPANY OF CALIFORNIA, N.A.,



SUCCESSOR TRUSTEE BY OPERATION OF LAW TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 1991, SERIES 1991-3, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said BUSTER RAY THOMAS and CHARLOTTE THOMAS, and BANKERS TRUST COMPANY OF CALIFORNIA, N.A., SUCCESSOR TRUSTEE BY OPERATION OF LAW TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK, AS TRUSTEE UNDER THE POOLING AGREEMENT DATED AS OF MAY 1, 1991, SERIES 1991-3, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR. whose name as attorney-in-fact and auctioneer for BUSTER RAY THOMAS and CHARLOTTE THOMAS, and BANKERS TRUST COMPANY OF CALIFORNIA, N.A., SUCCESSOR TRUSTEE BY OPERATION OF LAW TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, SUCCESSOR BY MERGER TO SECURITY PACIFIC NATIONAL BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 1991, SERIES 1991-3, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this <u>Joseph day</u> of <u>Notember</u>, 2006. anne P. Mushall

As Attorney-in-Fact and Auctioneer

Notary Public
My Commission Expires: 3/13/2007

THIS INSTRUMENT PREPARED BY: ARTHUR M. STEPHENS STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C. P.O. BOX 307 HUNTSVILLE, AL 35804

Grantee's Address: Bankers Trust Company of CA, N.A. c/o AMC Mortgage Services, Inc. Attn: RSD Department 505 City Parkway West, Suite 100 Orange, CA 92868