



20070321000129510 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/21/2007 02:28:55PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on March 18, 2005, **Jerry L Livingston and Tracy Livingston**, as joint tenants **Husband and Wfie, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc.**, acting solely as nominee for **Indymac Bank, F.S.B.**, its successors and assigns, which said mortgage is recorded in Instrument No. 20050328000139180, 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 under the pooling and Servicing Agreement Series ITF INABS 2005-A; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Deutsche Bank National Trust Company as Trustee under the pooling and Servicing Agreement Series ITF INABS 2005-A 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 01/10/2007, 01/17/2007, 01/24/2007 and 2/14/2007; and

WHEREAS, on February 22, 2007, 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 under the pooling and Servicing Agreement Series ITF INABS 2005-A in the amount of **NINETY-THREE THOUSAND SIX HUNDRED SEVENTY-FOUR AND 89/100 DOLLARS (\$ 93,674.89)**; 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 under the pooling and Servicing Agreement Series ITF INABS 2005-A; and

WHEREAS, Vicki N. Smith 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 **NINETY-THREE THOUSAND SIX HUNDRED SEVENTY-FOUR AND 89/100 DOLLARS (\$ 93,674.89)**, 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 under the pooling and Servicing Agreement Series ITF INABS 2005-A, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the North right of way line of Strowd Avenue and the West right of way line of Fallon Avenue, said right of way line as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of Strowd


Avenue for 95.00 feet to the point of beginning, thence 90.09' right and run Northeasterly for 100.36 feet; thence 27 '13 '06 left and run Northwesterly for 77.92 feet; thence 62' 42' 54" feet left and run Northwesterly for 68.00 feet; thence 90' 04' left and run Southwesterly for 170.00 feet to a point on the Northerly right of way line of Strowd Avenue; thence 90' 09' left and run Southeasterly along said right of way line of Strowd Avenue for 103.64 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Being known as Lot 79, according to the Siluria Property Line Map, as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Book Page

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company as Trustee under the pooling and Servicing Agreement Series ITF INABS 2005-A, 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, Jerry L Livingston and Tracy Livingston, as joint tenants Husband and Wfie and Deutsche Bank National Trust Company as Trustee under the pooling and Servicing Agreement Series ITF INABS 2005-A have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 22nd day of February, 2007.


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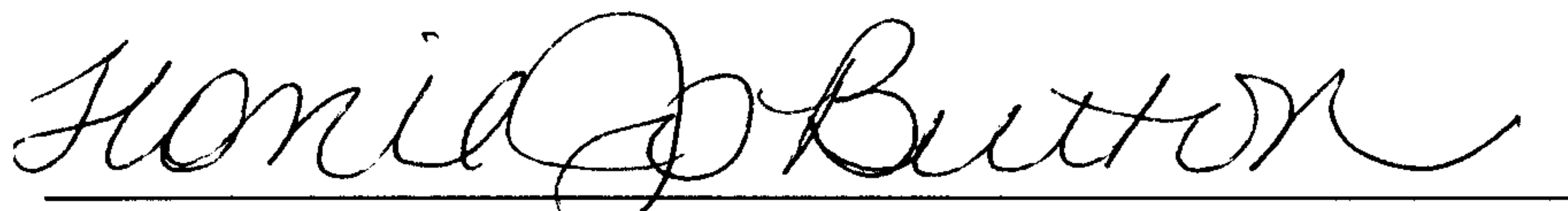
BY:

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 Jerry L Livingston and Tracy Livingston, as joint tenants Husband and Wfie and Deutsche Bank National Trust Company as Trustee under the pooling and Servicing Agreement Series ITF INABS 2005-A, 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 22nd day of February, 2007.


NOTARY PUBLIC

My Commission Expires:

Grantee Name / Send tax notice to:
ATTN: Darcie Sansing
Indymac Bank
460 Sierra Madre Villa Ave, Suite 101
Pasadena, CA 91107

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