


SEND TAX NOTICE TO:  
Star Properties, LLC  
2201 Hidden Ridge Circle  
Birmingham, AL 35243

  
20090413000135480 1/3 \$161.00  
Shelby Cnty Judge of Probate, AL  
04/13/2009 02:32:37PM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of July, 2006, Susan S. Turner and Michael D. Turner, wife and husband, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for MortgageIt, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060721000354260, said mortgage having subsequently been transferred and assigned to Deutsche Bank Trust Company Americas as trustee for RALI 2006QA8 , ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QA8 did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of

general circulation published in Shelby County, Alabama, in its issues of March 4, 2009, March 11, 2009, and March 18, 2009; and

WHEREAS, on April 7, 2009, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Deutsche Bank Trust Company Americas as Trustee for RALI 2006QA8 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QA8; and

WHEREAS, Star Properties, LLC was the highest bidder and best bidder in the amount of One Hundred Forty Thousand Eight Hundred Ninety-Two And 00/100 Dollars (\$140,892.00) on the indebtedness secured by said mortgage, the said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QA8, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby remise, release, quit claim and convey unto Star Properties, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 46 A, according to the Final Plat of the Residential Subdivision Inverness Cove-Phase 2, Resurvey # 1, as recorded in Map Book 36, Page 110 A&B, in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.



TO HAVE AND TO HOLD the above described property unto Star Properties, LLC, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Deutsche Bank Trust Company Americas as Trustee for RALI 2006QA8, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this April 7, 2009.

Deutsche Bank Trust Company Americas as  
Trustee for RALI 2006QA8  
By: Corvin Auctioneering, LLC  
Its: Auctioneer and Attorney-in-Fact

By:   
Michael Corvin, Member

STATE OF ALABAMA )

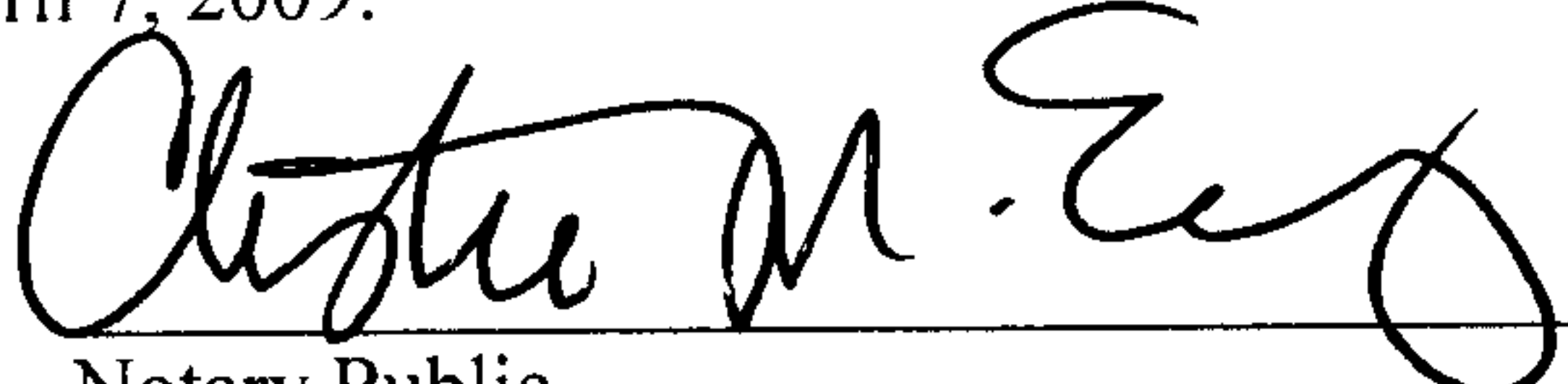
COUNTY OF JEFFERSON )

Shelby County, AL 04/13/2009  
State of Alabama

Deed Tax: \$141.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for Deutsche Bank Trust Company Americas as Trustee for RALI 2006QA8, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this April 7, 2009.



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 26, 2011

This instrument prepared by:  
Colleen McCullough  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727