

AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, MICHAEL W. NELSON and STACEY F. NELSON, Husband and Wife executed a mortgage to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Finance America, LLC on the 19th day of August, 2004 on that certain real property hereinafter described, which mortgage is recorded in Instrument No. 20040823000468900, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Deutsche Bank National Trust Company as Trustee for Finance America Mortgage Loan Trust 2004-3 Asset-Backed Certificates, Series 2004-3 by instrument recorded in Instrument No. 20090421000144550 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on February 25th, March 4th and March 11th, 2009; fixing the time of the sale of said property to be during the legal hours of sale on the 23rd day of March, 2009, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 23rd day of March, 2009, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FINANCE AMERICA MORTGAGE LOAN TRUST 2004-3 ASSET-BACKED CERTIFICATES, SERIES 2004-3** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of **\$80,500.00** cash in hand paid by said purchaser to Michael T. Atchison, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said Deutsche Bank National Trust Company as Trustee for Finance America Mortgage Loan Trust 2004-3 Asset-Backed Certificates, Series 2004-3, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Michael W. Nelson and Stacey F. Nelson by Michael T. Atchison, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FINANCE AMERICA MORTGAGE LOAN TRUST 2004-3 ASSET-BACKED CERTIFICATES, SERIES 2004-3**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

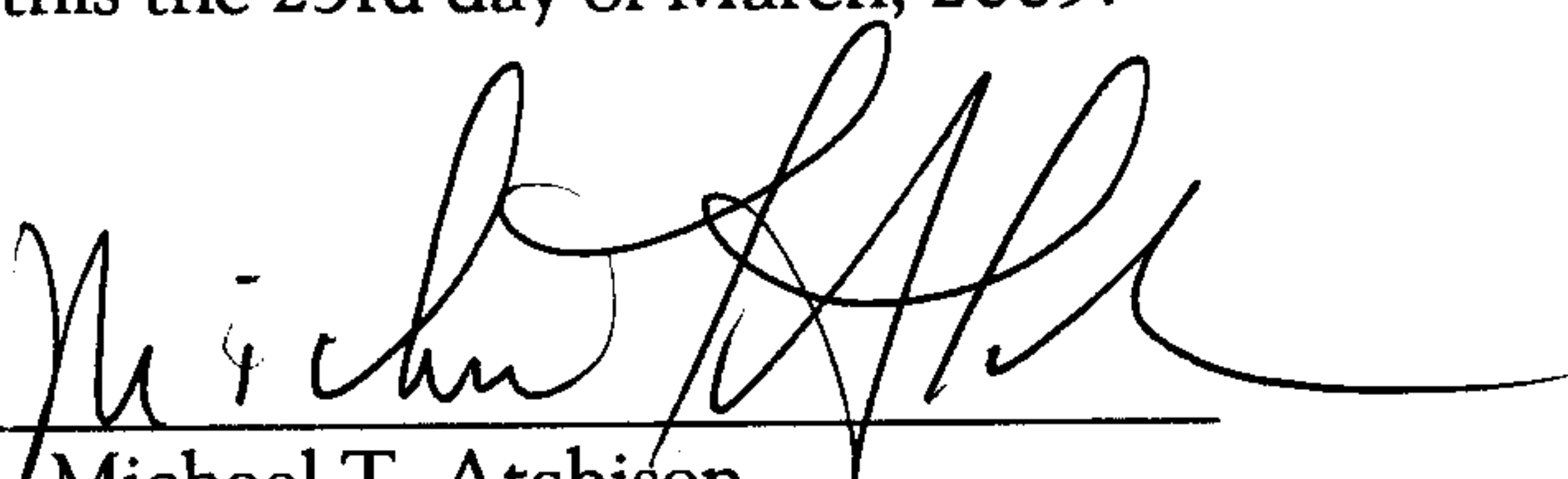
Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 2, Township 19 South, Range 2 East; thence South along the East line of said 1/4 1/4 a distance of 2521.10 feet; thence 61 deg. 52 min. to the right in a Southwesterly direction a distance of 328.14 feet; thence 69 deg. 15 min. to the right in a Northwesterly direction a distance of 179.67 feet; thence 11 deg. 15 min. to the right a distance of 307.29 feet; thence 51 deg. 05 min. to the right in a Northerly direction a distance of 38.55 feet to the point of beginning; thence continue along the last named course a distance of 561.24 feet; thence 90 deg. to the left in a Westerly direction a distance of 200.0 feet; thence 90 deg. to the left in a Southerly direction a distance of 400.00 feet to the Northerly right of way line of a public



road; thence 51 deg. 05 min. to the left in a Southeasterly direction along said right of way a distance of 257.04 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FINANCE AMERICA MORTGAGE LOAN TRUST 2004-3 ASSET-BACKED CERTIFICATES, SERIES 2004-3**, the purchaser at said sale, 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.

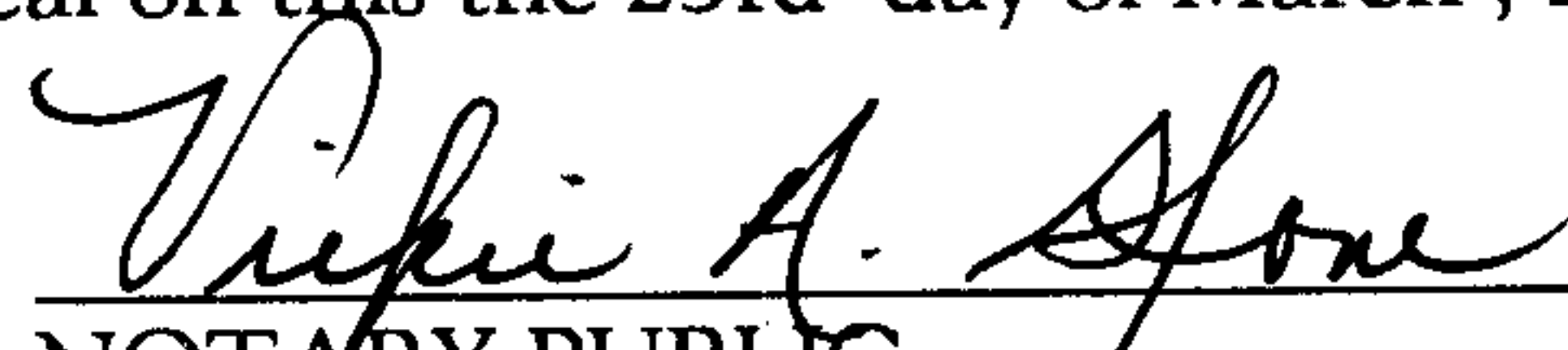
**IN WITNESS WHEREOF**, the said Michael W. Nelson and Stacey F. Nelson, and Deutsche Bank National Trust Company as Trustee for Finance America Mortgage Loan Trust 2004-3 Asset-Backed Certificates, Series 2004-3, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on this the 23rd day of March, 2009.

BY:   
Michael T. Atchison  
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, whose name as attorney-in-fact and auctioneer for Michael W. Nelson and Stacey F. Nelson, and Deutsche Bank National Trust Company as Trustee for Finance America Mortgage Loan Trust 2004-3 Asset-Backed Certificates, Series 2004-3 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 said conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 23rd day of March, 2009.

  
NOTARY PUBLIC  
My Commission Expires: 3-19-2012



Grantee's address:

4828 Loop Central Drive  
Houston, Texas 77081-2226

This instrument prepared by:

Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609  
(251) 342-9172