


MORTGAGE FORECLOSURE DEED


20090602000209770 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/02/2009 03:57:34 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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)

David Alan Strachan
0074416272

KNOW ALL MEN BY THESE PRESENTS: That David Alan Strachan and Kellie Perricotti Strachan, husband and wife as joint tenants did, on to-wit, the March 25, 2003, execute a mortgage to Long Beach Mortgage Company, which mortgage is recorded in Instrument # 20030404000200960; said mortgage was transferred and assigned to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-3 as recorded in Instrument #20090224000065170 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; 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 Long Beach Mortgage Loan Trust 2003-3 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 22, 29, May 6, 2009; and

WHEREAS, on the May 20, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:10 o'clock p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-3 did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse 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 Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-3, in the amount of One Hundred Forty-Four Thousand Six Hundred Twenty-Five Dollars and Ninety-Eight Cents (\$144,625.98), which sum the said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-3 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 Long Beach Mortgage Loan Trust 2003-3; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 One Hundred Forty-Four Thousand Six Hundred Twenty-Five Dollars and Ninety-Eight Cents (\$144,625.98), cash, the said David Alan Strachan and Kellie Perricotti Strachan, husband and wife as joint tenants, acting by and through the said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-3, by Melinda Barcum, as 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 Long Beach Mortgage Loan Trust 2003-3, by Melinda Barcum, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Melinda Barcum, 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 Long Beach Mortgage Loan Trust 2003-3, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of Forest Hills, 1st Sector, as recorded in Map Book 19, Page 46, A&B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-3, 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 any taxes which may be due.

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-3, has caused this instrument to be executed by Melinda Barcum, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Melinda Barcum, has executed this instrument in his capacity as such auctioneer on this the May 20, 2009.

David Alan Strachan and Kellie Perricotti Strachan, husband and wife as
joint tenants
Mortgagors

Deutsche Bank National Trust Company, as Trustee for Long Beach
Mortgage Loan Trust 2003-3
Mortgagee or Transferee of Mortgagee

By Melinda Barcum
Melinda Barcum, as Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

Deutsche Bank National Trust Company, as Trustee for Long Beach
Mortgage Loan Trust 2003-3
Mortgagee or Transferee of Mortgagee

By Melinda Barcum
Melinda Barcum, as Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

By Melinda Barcum
Melinda Barcum, 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 Melinda Barcum, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.


Given under my hand and official seal this May 20, 2009.

Melinda Barcum
NOTARY PUBLIC

MY COMMISSION EXPIRES: **MY COMMISSION EXPIRES 07-27-2011**

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
09-008284

GRANTEE'S ADDRESS
JPMorgan Chase Bank, National Association
7255 Baymeadows Way
Jacksonville, Florida 32256


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