


PREPARED BY: JOHN RUED
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MSP FILE NO.: 381.0718981AL/C
LOAN NO.: 0666168349

STATE OF ALABAMA
COUNTY OF SHELBY


20090722000282290 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/22/2009 12:56:54 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on October 5, 2004, **Claude S Lawson, a married man, Party of the First Part**, executed a certain mortgage to **Long Beach Mortgage Company**, which said mortgage is recorded in Instrument No. 20041014000568060, 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 for Long Beach Mortgage Loan Trust 2005-1; Instrument # 20080610000236210 and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Deutsche Bank Nat'l Trust Co, as Trustee for Long Beach Mortgage Loan Trust 2005-1 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 05/20, 05/27, 06/03/2009; and

WHEREAS, on June 18, 2009, 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 Nat'l Trust Co, as Trustee for Long Beach Mortgage Loan Trust 2005-1 in the amount of **ONE HUNDRED EIGHTY-NINE THOUSAND SEVEN HUNDRED THIRTY-SEVEN AND 52/100 DOLLARS (\$ 189,737.52)**; 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 Nat'l Trust Co, as Trustee for Long Beach Mortgage Loan Trust 2005-1; and

WHEREAS, Mikki Prince, 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 ONE HUNDRED EIGHTY-NINE THOUSAND SEVEN HUNDRED THIRTY-SEVEN AND 52/100 DOLLARS (\$ 189,737.52), 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 Nat'l Trust Co, as Trustee for Long Beach Mortgage Loan Trust 2005-1, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Meadow Brook 9th Sector, as recorded in Map Book 8, Page 150, in the Probate Office of Shelby County, Alabama

SOURCE OF TITLE: Book 20041014000568050 Page

TO HAVE AND TO HOLD the above described property unto Deutsche Bank Nat'l Trust Co, as Trustee for Long Beach Mortgage Loan Trust 2005-1, 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, Claude S Lawson, a married man and Deutsche Bank Nat'l Trust Co, as Trustee for Long Beach Mortgage Loan Trust 2005-1 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 18th day of June, 2009.

BY:

AS: 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

Mike Prime, whose name as attorney-in-fact and auctioneer for Claude S Lawson, a married man and Deutsche Bank Nat'l Trust Co, as Trustee for Long Beach Mortgage Loan Trust 2005-1, 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.

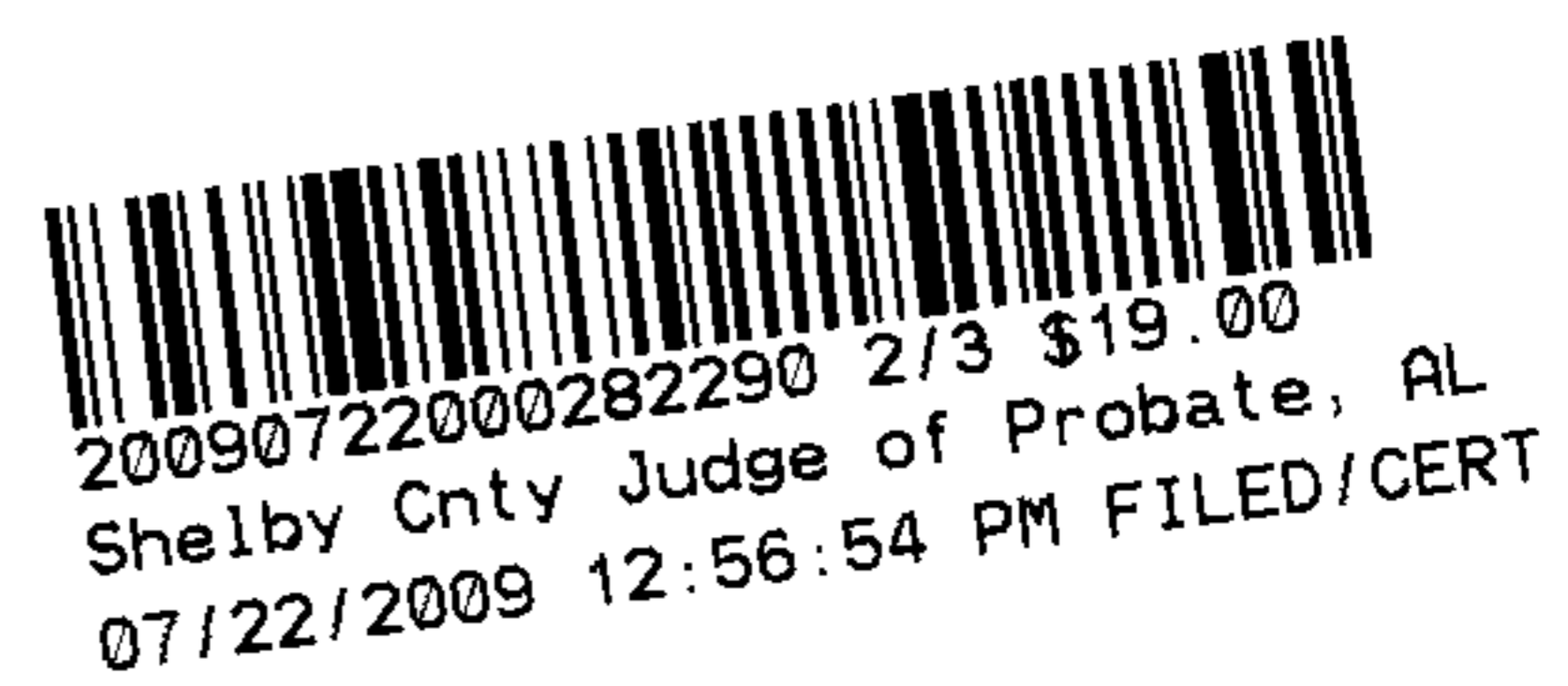
Given under my hand and official seal this 18th day of June, 2009.

Anita Louise Wallis
NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 13 2013

Grantee Name / Send tax notice to:
ATTN:



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Washington Mutual Bank, F.A.
19850 Plummer Street, Mail Stop N070206
Chatsworth, CA 91311



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