

SEND TAX NOTICE TO:
GMAC Mortgage, LLC
1100 Virginia Drive
Fort Washington, PA 19034

CM #: 149606

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of February, 2005, Pat Waites, a single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial Network, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050315000115950, said mortgage having subsequently been transferred and assigned to Deutsche Bank Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009, ("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 that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009 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 February 3, 2010, February 10, 2010, and February 17, 2010; and



WHEREAS, on March 9, 2010, 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 that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009 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, Aaron Nelson 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 that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009; and

WHEREAS, Deutsche Bank Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009, was the highest bidder and best bidder in the amount of Sixty-Three Thousand Seven Hundred Fifty And 00/100 Dollars (\$63,750.00) on the indebtedness secured by said mortgage, the said Deutsche Bank Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009, by and through Aaron Nelson as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche Bank Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Unit "C", Lot 4 of Chandalar South Townhouses, as recorded in Map Book 7, Page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of said Lot 4; thence run in a Northeasterly direction along the Southeast line of said Lot 4 a distance of 76.24 feet; thence 90 degrees left in a Northwesterly direction a distance of 10.52 feet to the Point of Beginning, said point being further identified as being the point of intersection of the center line of the wood fence enclosing the backs of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "C" and "D"; thence continue in a Northwesterly direction along the center line of fence, party wall and fence common to Units "C" and "D", a distance of 67.82 feet to the intersection with the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northeasterly direction along the center line of said fence a distance of 18.80 feet to a point of intersection with the wood fence common to Units "B" and "C"; thence right in a Southeasterly direction along the center line of fence, party wall and fence common to said Units "B" and "C" a distance of 67.72 feet to the intersection with the wood fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southwesterly direction along the center line of said fence a distance of 5.80 feet to the intersection with the Northeast wall of attached storage compartment; thence left in a Southeasterly direction along said wall a distance of 4.20 feet to an intersection with the Southeast wall of said storage compartment; thence right in a Southwesterly direction along said wall a distance of 6.70 feet to intersection with the Southwest wall of said storage compartment; thence right in a



Northwesterly direction along said wall a distance of 4.20 feet to intersection with the center line of wood fence enclosing the backs of Units" A", "B", "C", and "D"; thence left in a Southwesterly direction along said center line a distance of 6.70 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009 its successors/heirs and assigns, 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 that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009, has caused this instrument to be executed by and through Aaron Nelson, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this March 9, 2010.

Deutsche Bank Trust Company Americas as trustee
for that certain pooling and servicing agreement,
Series 2005-QA3, Pool 40009
By: Aaron Nelson
Aaron Nelson, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, acting in his/her capacity as auctioneer and attorney-in-fact for Deutsche Bank Trust Company Americas as trustee for that certain pooling and servicing agreement, Series 2005-QA3, Pool 40009, 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/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this March 9, 2010.

Christie M. Eargle
Notary Public
My Commission Expires: _____

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

MY COMMISSION EXPIRES OCTOBER 26, 2011

