


PREPARED BY:
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Montgomery, Alabama 36104
(404) 417-3308
5107.1004099AL


20100607000178930 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
06/07/2010 02:47:25 PM FILED/CERT

Please cross reference to Instrument 20061228000630220.

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, December 21, 2006, **Ronald Goodwin, an unmarried man, Mortgagors**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Novastar Mortgage, Inc.**, which said mortgage is recorded in Instrument No. 20061228000630220, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Novastar Mortgage, Inc., transferred and assigned said mortgage and the debt thereby secured to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1, as transferee, said transfer is recorded in Instrument 20100429000130850 aforesaid records, and Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1, as transferee is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 4/21, 4/28, 5/5/2010; and

WHEREAS, on May 13, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice at 1:35 o'clock pm between the legal hours of sale, said foreclosure was duly and properly conducted and Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 did offer for sale and sell a public outcry, in front of the main entrance 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 NovaStar Mortgage Funding Trust, Series 2007-1 in the amount of **THIRTY-FOUR THOUSAND AND 00/100 DOLLARS (\$ 34,000.00)** which sum the said Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 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 NovaStar Mortgage Funding Trust, Series 2007-1; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee 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 **THIRTY-FOUR THOUSAND AND 00/100 DOLLARS (\$ 34,000.00)**, cash, on the indebtedness secured by said mortgage, the said Ronald Goodwin, an unmarried man, acting by and through the said Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 as transferee, by Fran Clark, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

Tract 1

Begin at the intersection of the S boundary of Birmingham Street (according to Map of One Hundred Acres at Birmingham Junction of ETV and G Railroad as recorded in Deed Book 14, Page 239 in the Shelby County Probate Office) and the W boundary of the NW ¼ of the SW ¼ of Section 9, Township 24 N, Range 12E, thence in an easterly direction along said S boundary of Birmingham Street 2148.65 feet to the point of beginning; thence continue Easterly along said S boundary 100.00 feet; thence turn 90 degrees 00 minutes to the right in a Southerly direction 234.00 feet; thence turn 90 degrees 00 minutes to the right in a Westerly direction 100.00 feet; thence turn 90 degrees 00 minutes to the right in a Northerly direction 234.00 feet to the point of beginning.

Being a part of Lots 25 and 27, Block 3, as shown on map of J E Bozeman, Civil Engineer, as prepared for Maj Joseph Hardie, being the map of One Hundred Acres in Birmingham Junction of ETV and G Railroad, said map being recorded in Deed Book 14 at Page 239, Office of Judge of Probate of Shelby County, Alabama.

Tract II

Begin at the intersection of the S boundary of Birmingham Street (according to Map of One Hundred Acres at Birmingham Junction of ETV and G Railroad as recorded in Deed Book 14, Page 239 in the Shelby County Probate Office) and the W boundary of the NW ¼ of the SE ¼ of Section 9, Township 24 North, Range 12 East, thence in an Easterly direction along said S boundary of Birmingham Street 2248.65 feet to the point of beginning; thence continue Easterly along said S boundary 100.0 feet; thence turn 90 degrees 00 minutes to the right in a Southerly direction 234.00 feet; thence turn 90 degrees 00 minutes to the right in a Westerly direction 100.00 feet; thence turn 90 degrees 00 minutes to the right in a Northerly direction 234.00 feet to the point of beginning. Being a part of Lot 27, Block 3, as shown on map of J E Bozeman, Civil Engineer, as prepared for Maj Joseph Hardie, being the map of One Hundred Acres in Birmingham Junction of ETV and G Railroad, said map being recorded in Deed Book 14 at Page 239, Office of Judge of Probate of Shelby County, Alabama.

Tract III

Begin at the intersection of the S boundary of Birmingham Street (according to Map of One Hundred Acres at Birmingham Junction of ETV and G Railroad as recorded in Deed Book 14, Page 239 in the Shelby County Probate Office) and the W boundary of the NW ¼ of the SW ¼ of Section 9, Township 24 N, Range 12 E, thence in an easterly direction along said S boundary of Birmingham Street 2348.65 feet to the point of beginning; thence continue Easterly along said S boundary 100.00 feet; thence turn 90 degrees 00 minutes to the right in a Southerly direction 161.71 feet to intersection with the NW right of way boundary of a public road; thence turn 54 degrees 08 minutes to the right in a Southwesterly direction along said NW right of way boundary 123.39 feet; thence turn 125 degrees 52 minutes to the right in a Northerly direction 234.00 feet to the point of beginning.

Being a part of Lots 27 and 29 in Block 3, as shown on map of J E Bozeman, Civil Engineer, as prepared for Maj Joseph Hardie, being the map of One Hundred Acres in Birmingham Junction of ETV and G Railroad, said map being recorded in Deed Book 14 at Page 239, Office of Judge of Probate of Shelby County, Alabama.

Tract IV

Begin at the intersection of the S boundary of Birmingham Street (according to Map of One Hundred Acres at Birmingham Junction of ETV and G Railroad as recorded in Deed Book 14, Page 239 in the Shelby County Probate Office) and the W boundary of the NW ¼ of the SW ¼ of Section 9, Township 24 N, Range 12E, thence in an easterly direction along said S boundary of Birmingham Street 2448.65 feet to the point of beginning; thence continue Easterly along said S boundary 223.72 feet to intersection with the NW right of way of boundary of a public road; thence turn 144 degrees 08 minutes to the right in a Southwesterly direction along said NW right of way boundary 276.04 feet; thence turn 125 degrees 52 minutes to the right in a Northerly direction 161.71 feet to the point of beginning.

Being a part of Lots 29 and 31 in Block 3, as shown on map of J E Bozeman, Civil Engineer, as prepared for Maj Joseph Hardie, being the map of One Hundred Acres in Birmingham Junction of ETV and G Railroad, said map being recorded in Deed Book 14 at Page 239, Office of Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1, 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 any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, the said Ronald Goodwin, an unmarried man, Mortgagor(s) by the said Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 have caused this instrument to be executed by Fran Clark, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Fran Clark has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 13th day of May, 2010

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Ronald Goodwin, an unmarried man, Mortgagor(s)

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1,
Mortgagee or Transferee of Mortgagee

By: [Signature]
as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

Deutsche Bank National Trust Company, as Trustee for
NovaStar Mortgage Funding Trust, Series 2007-1,
Mortgagee or Transferee of Mortgagee

By: [Signature]
as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

By: [Signature]
as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee



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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fran Clark, whose name as Auctioneer and the person conducting said sale for 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 the same date.

Given under my hand and official seal this 13th day of May, 2010.

[Signature]

NOTARY PUBLIC

My Commission Expires **MY COMMISSION EXPIRES 07-27-2011**

Grantee Name / Send tax notice to:
ATTN:
Saxon Special Servicing/FNFS
4708 Mercantile Drive
Fort Worth TX 76137