

Loan Number: 7440981363

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

CM #: 196867

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of January, 2006, Ryan M. Durham and Sandra L. Durham, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for The Mortgage Outlet, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060124000037870, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association as Trustee for RALI 2006-QA2, by instrument recorded in Instrument No. 20110118000016180, in the aforesaid Probate Office ("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



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Shelby Cnty Judge of Probate, AL  
03/09/2011 11:37:32 AM FILED/CERT

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said U.S. Bank National Association as Trustee for RALI 2006-QA2 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 9, 2011, February 16, 2011, and February 23, 2011; and

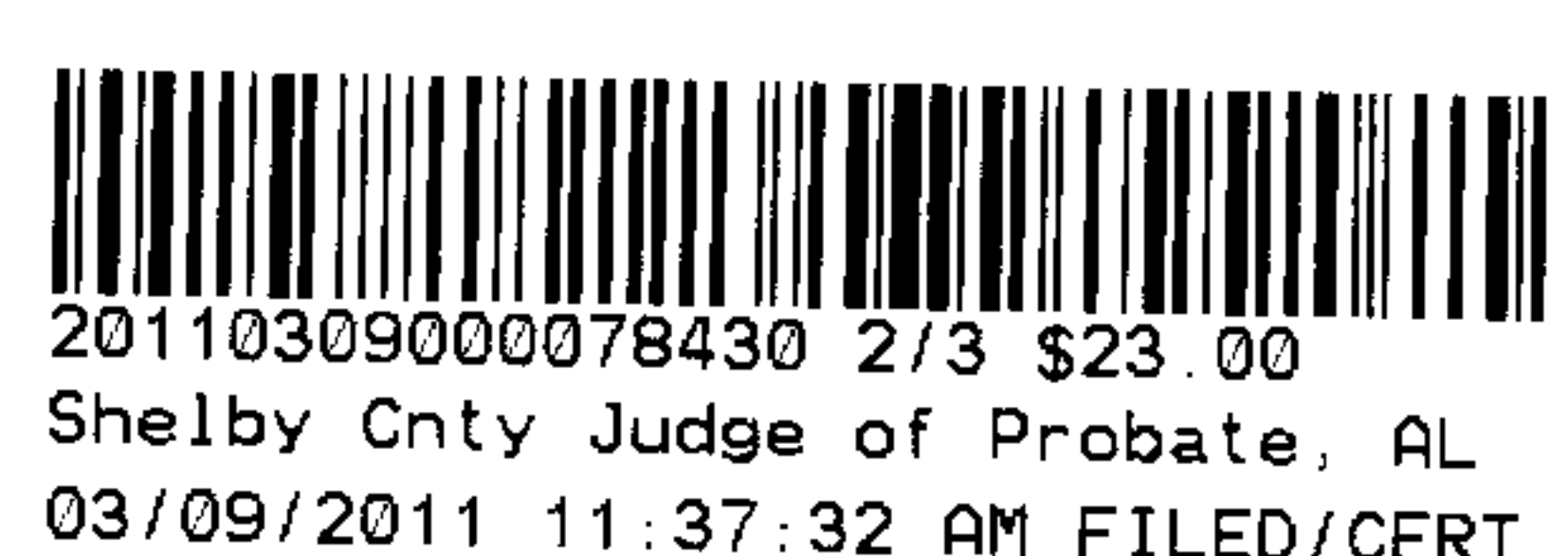
WHEREAS, on February 28, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and U.S. Bank National Association as Trustee for RALI 2006-QA2 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank National Association as Trustee for RALI 2006-QA2; and

WHEREAS, U.S. Bank National Association as Trustee for RALI 2006-QA2, was the highest bidder and best bidder in the amount of One Hundred Twelve Thousand Nine Hundred Sixty-Three And 57/100 Dollars (\$112,963.57) on the indebtedness secured by said mortgage, the said U.S. Bank National Association as Trustee for RALI 2006-QA2, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association as Trustee for RALI 2006-QA2, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 77, according to the Survey of Rocky Ridge Townhomes, Phase One,  
as recorded in Map Book 22, Page 132, in the Probate Office of Shelby  
County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association as Trustee for RALI 2006-QA2 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, U.S. Bank National Association as Trustee for RALI 2006-QA2, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this February 28, 2011.

U.S. Bank National Association as Trustee for  
RALI 2006-QA2

By: Corvin Auctioneering, LLC  
Its: Auctioneer and Attorney-in-Fact

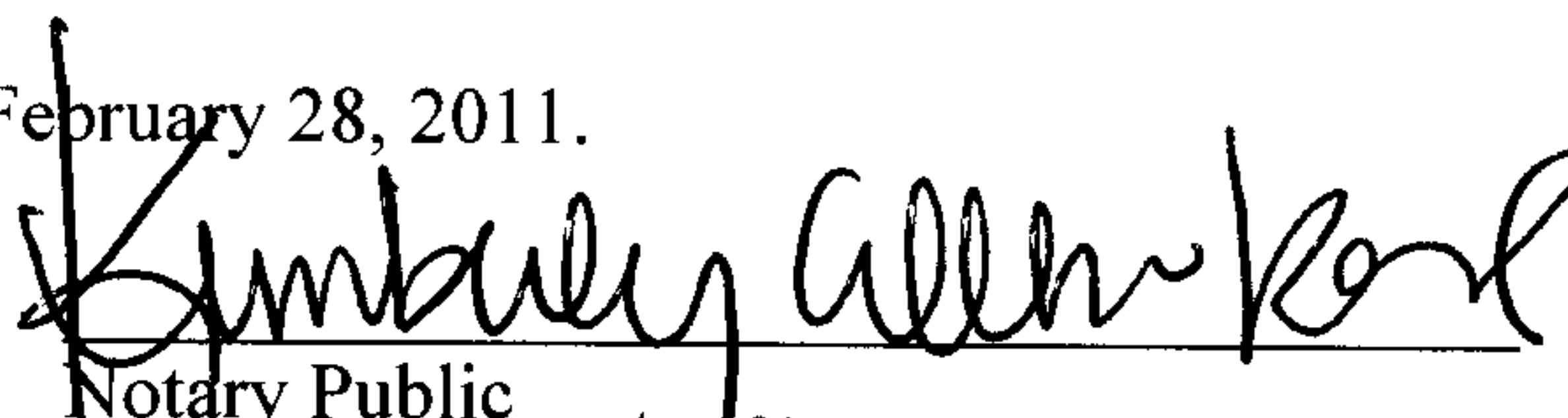
By:   
Michael Corvin, Member

STATE OF ALABAMA )


COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for U.S. Bank National Association as Trustee for RALI 2006-QA2, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this February 28, 2011.

  
Notary Public  
My Commission Expires: **OCTOBER 28, 2014**

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

  
20110309000078430 3/3 \$23.00  
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