


SEND TAX NOTICE TO:  
OneWest Bank, FSB  
888 East Walnut Street  
Pasadena, CA 91101

CM #: 154625

STATE OF ALABAMA )

COUNTY OF SHELBY )

  
20110407000107460 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/07/2011 09:28:01 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 9th day of June, 2005, Thomas Ray Loveless and Debra H. Loveless, as husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Renasant Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050629000324340, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, As Trustee of The Home Equity Mortgage Loan Asset-backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-backed Certificates, Series INABS 2005-D Under The Pooling And Servicing Agreement Dated Dec 1, 2005, by instrument recorded in Instrument No. 20101223000432240, 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

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under pooling and servicing agreement dated December 1, 2005 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 December 29, 2010, January 5, 2011, and January 12, 2011; and

WHEREAS, on March 29, 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 Deutsche Bank National Trust Company, as Trustee of

the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under pooling and servicing agreement dated December 1, 2005 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 as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under pooling and servicing agreement dated December 1, 2005; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under pooling and servicing agreement dated December 1, 2005, was the highest bidder and best bidder in the amount of Ninety-Three Thousand Seven Hundred Fifty And 00/100 Dollars (\$93,750.00) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under pooling and servicing agreement dated December 1, 2005, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under pooling and servicing agreement dated December 1, 2005, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southeast quarter of the Northeast quarter of Section 21, Township 20 South, Range 3 West, Helena, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the said Southeast quarter of the Northeast quarter of Section 21, Township 20 South, Range 3 West Shelby County, Alabama, said corner being a found 2 Inch capped pipe; then go North along the East line of said quarter/quarter a distance of 649.89 Feet to the Point of Beginning (P.O.B.) of the tract herein described, said point being a set 1/2 Inch rebar; then continue on the last described course a distance of 111.07 Feet to a found 1 Inch rebar; then turn an angle to the left of 89 Degrees 44 Minutes 06 Seconds and run Westerly a distance of 436.19 Feet to a found 1 Inch rebar, then turn an angle to the left of 52 Degrees 27 Minutes 11 Seconds and run Southwesterly a distance of 334.93 Feet to a set 1/2 Inch rebar; thence turn an angle to the left of 141 Degrees 06 Minutes 03 Seconds and run Easterly a distance of 659.17 Feet to the Point of Beginning.

EASEMENT: An 30 Foot wide easement and right-of-way located in the Southeast quarter of the Northeast quarter of Section 21, Township 20 South, Range 3 West, Helena, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the said Southeast quarter of the Northeast quarter of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, said corner being a found 2 Inch capped pipe; then go North along the East line of said quarter/quarter a distance of 649.89 Feet to the Point of Beginning (P.O.B.) of the easement herein described, said point being a set 1/2 Inch rebar, then continue on the last described course a distance of 111.07 Feet to a found 1 Inch rebar; then turn an angle to the left of 89 Degrees 44 Minutes 06 Seconds and run Westerly a distance of 30.00 Feet, then turn an angle to the left of 90 Degrees 15 Minutes 54 Seconds and run South a distance of 118.30 Feet; thence turn an angle to the left of 103 Degrees 17 Minutes 20 Seconds and run Northeasterly a distance of 30.82 Feet to the Point of Beginning.

Situated in Shelby County, Alabama.



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TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under pooling and servicing agreement dated December 1, 2005 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 National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under pooling and servicing agreement dated December 1, 2005, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this March 29, 2011.

Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under pooling and servicing agreement dated December 1, 2005

By: AMN Consulting, LLC  
Its: Auctioneer and Attorney-in-Fact

By:   
Aaron Nelson, Member

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, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005-D under pooling and servicing agreement dated December 1, 2005, 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 on the day the same bears date 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 March 29, 2011.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

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

MY COMMISSION EXPIRES APRIL 5, 2014

  
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