

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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Tracie W. Harrison
707169736

KNOW ALL MEN BY THESE PRESENTS: That Tracie W. Harrison, an unmarried woman did, on to-wit, the February 12, 2004, execute a mortgage to Mortgage Electronic Registration Systems, Inc. solely as Nominee for Meritage Mortgage Corporation, which mortgage is recorded in Instrument # 20040220000087370; said mortgage was subsequently transferred and assigned to Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1 Instrument # 20110616000177980 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; 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 for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1 did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of June 22, 29, July 6, 2011; and

WHEREAS, on the July 13, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:20 o'clock p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1 did offer for sale and did sell at public outcry, in front 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 the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1, in the amount of Ninety-Eight Thousand Five Hundred Eight Dollars and Ninety-Eight Cents (\$98,508.98), which sum the said Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1 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 the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Ninety-Eight Thousand Five Hundred Eight Dollars and Ninety-Eight Cents (\$98,508.98), cash, the said Tracie W. Harrison, an unmarried woman, acting by and through the said Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1, by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1, by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Survey of Chands Terrace, 3rd Sector, as recorded in Map Book 10 page 97 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.


20110727000217910 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1, has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the July 13, 2011.

Tracie W. Harrison, an unmarried woman
Mortgagors

Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement Dated as of March 1, 2004 Meritage Mortgage Loan Trust 2004-1
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this July 13, 2011.

Dorothy M. Veitch
NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-28-14

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
11-001336

GRANTEE'S ADDRESS
Ocwen Loan Servicing, LLC
1661 Worthington Road; Suite 100
P.O. Box 24737
West Palm Beach, Florida 33415



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large

20110727000217910 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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