


PREPARED BY: JAMES TARLTON
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1109504AL


20111101000326530 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
11/01/2011 09:34:36 AM FILED/CERT

File No.: 1109504AL

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on September 28, 2006, Victor Nassar and Laura A Matura, joint, both married, subject property does not constitute the homestead of borrower(s) nor their respective spouse (s), Party of the First Part, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Suntrust Mortgage, Inc. its successors and assigns, party of the second part which said mortgage is recorded in Instrument No. 20061005000493210, and re-recorded in Instrument No. 20070112000018760, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Deutsche Bank Trust Company Americas As Trustee RALI 2006-QS18 in Instrument No. 2011830000255970; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Deutsche Bank Trust Company Americas As Trustee RALI 2006-QS18 did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 6/22, 6/29, 7/6/11; and

WHEREAS, on July 14, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Deutsche Bank Trust Company Americas As Trustee RALI 2006-QS18 in the amount of **ONE HUNDRED EIGHTY-TWO THOUSAND NINE HUNDRED FIFTY-ONE AND 74/100 DOLLARS (\$182,951.74)**; and said property was thereupon sold to Deutsche Bank Trust Company Americas As Trustee RALI 2006-QS18; and

WHEREAS, Melvin Cowan, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and ONE HUNDRED EIGHTY-TWO THOUSAND NINE HUNDRED FIFTY-ONE AND 74/100 DOLLARS (\$182,951.74), on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second

Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Deutsche Bank Trust Company Americas As Trustee RALI 2006-QS18, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 127A, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 2 RESURVEY # 1, AS RECORDED IN MAP BOOK 36, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: Instrument No. 20061005000493200



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TO HAVE AND TO HOLD the above described property unto Deutsche Bank Trust Company Americas As Trustee RALI 2006-QS18, 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 subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Victor Nassar and Laura A Matura, joint, both married, subject property does not constitute the homestead of borrower(s) nor their respective spouse (s) and Deutsche Bank Trust Company Americas As Trustee RALI 2006-QS18 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 14th day of July, 2011.

BY:

AS: Melvin R. Cowan
Auctioneer and Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin Cowan, whose name as attorney-in-fact and auctioneer for Victor Nassar and Laura A Matura, joint, both married, subject property does not constitute the homestead of borrower(s) nor their respective spouse (s) and Deutsche Bank Trust Company Americas As Trustee RALI 2006-QS18, 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2011.

Melody Batts

NOTARY PUBLIC

My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:

ATTN: Nicolas Webster

SunTrust Mortgage, Inc.

P O Box 27767

Richmond, VA 23261