

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

Loan Number: 7439973710



20120503000153770 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
05/03/2012 11:11:45 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of August, 2005, Betty L. Seals, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Pinnacle Direct Funding Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050825000439810, said mortgage having subsequently been transferred and assigned to Deutsche Bank Trust Company Americas as Trustee for RALI 2005QS16, by instrument recorded in Instrument Number 20120314000089020, 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 Trust Company Americas as Trustee for RALI 2005QS16 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 March 21, 2012, March 28, 2012, and April 4, 2012; and



WHEREAS, on April 20, 2012, 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 Trust Company Americas as Trustee for RALI 2005QS16 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 Deutsche Bank Trust Company Americas as Trustee for RALI 2005QS16; and

WHEREAS, Deutsche Bank Trust Company Americas as Trustee for RALI 2005QS16 was the highest bidder and best bidder in the amount of One Hundred Fifty-One Thousand Two Hundred Seven And 78/100 Dollars (\$151,207.78) on the indebtedness secured by said mortgage, the said Deutsche Bank Trust Company Americas as Trustee for RALI 2005QS16, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche Bank Trust Company Americas as Trustee for RALI 2005QS16 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Final Plat Abbott Subdivision, as recorded in Map Book 34, Page 70, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank Trust Company Americas as Trustee for RALI 2005QS16 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.


20120503000153770 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
05/03/2012 11:11:45 AM FILED/CERT



IN WITNESS WHEREOF, Deutsche Bank Trust Company Americas as Trustee for RALI 2005QS16, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 23 day of April, 2012.

Deutsche Bank Trust Company Americas as Trustee
for RALI 2005QS16

By: Corvin Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Michael Corvin, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

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 for Deutsche Bank Trust Company Americas as Trustee for RALI 2005QS16, 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 for said Transferee.

Given under my hand and official seal on this 23 day of April, 2012
[Signature]
Notary Public
My Commission Expires: _____

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

MY COMMISSION EXPIRES SEPTEMBER 27, 2014


20120503000153770 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
05/03/2012 11:11:45 AM FILED/CERT

