


Send Tax Notice To:

Deutsche Bank National Trust Company, as Trustee of the Residential
Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates,
Series 2005-O under the Pooling and Servicing Agreement dated
December 1, 2005
c/o IndyMac Mortgage Services, a Division of OneWest Bank
888 East Walnut Street
Pasadena, CA 91101

When Recorded Return to:

John J. Keeling, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)


20121016000396990 1/5 \$29.00
Shelby Cnty Judge of Probate, AL
10/16/2012 11:28:45 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 30th day of August, 2005, Scott W. Naley and Karen Naley, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Quicken Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20050927000503360, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the Pooling and Servicing Agreement dated December 1, 2005 ("Transferee"), by instrument executed on June 14, 2012 and recorded on June 25, 2012 as Instrument Number 20120625000223760, in the aforesaid Probate Office; 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

the 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 Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the 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 August 8, 2012, August 15, 2012, August 22, 2012; and

WHEREAS, on September 11, 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 National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the 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, James A. Smith was the agent and the person conducting the sale for said Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the Pooling and Servicing Agreement dated December 1, 2005; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the Pooling and Servicing Agreement dated December 1, 2005, was the highest bidder and best bidder in the amount of Two Hundred Fifty-Five Thousand and 00/100 Dollars (\$255,000.00) on the indebtedness secured by said

mortgage, the said Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the Pooling and Servicing Agreement dated December 1, 2005, by and through John J. Keeling as attorney for said Transferee, does hereby convey unto Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the 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:

Lot 1611, According to the survey of Eagle Point 16th Sector as recorded in Map Book 27, Page 92, Shelby County, Alabama Records.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the 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 part of the entitled to redeem as provided by the laws in the State of Alabama; and also subject to encumbrances, recorded or unrecorded easements, liens, taxes, assessments, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the Pooling and Servicing Agreement dated December 1, 2005 has caused this indenture to be executed by and through John J. Keeling as attorney for said Transferee, and said John J. Keeling, as attorney for said Transferee, has hereto set his/her hand and seal on this the 15th day of October, 2012.



20121016000396990 4/5 \$29.00
Shelby Cnty Judge of Probate, AL
10/16/2012 11:28:45 AM FILED/CERT

Deutsche Bank National Trust Company, as Trustee of
the Residential Asset Securitization Trust 2005-A15,
Mortgage Pass-Through Certificates, Series 2005-O
under the Pooling and Servicing Agreement dated
December 1, 2005

By:


John J. Keeling, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John J. Keeling whose name as Attorney for Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the 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 day that, being informed of the contents of the conveyance he/she as such Attorney for Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-O under the Pooling and Servicing Agreement dated December 1, 2005 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and seal of office this 15 day of October, 2012


NOTARY PUBLIC

My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 15, 2016
RONDED THRU, NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:

John J. Keeling, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Scott W. Naley and
Mailing Address Laren Naley
9025 Eagle Valley Lane
Birmingham, AL 35242

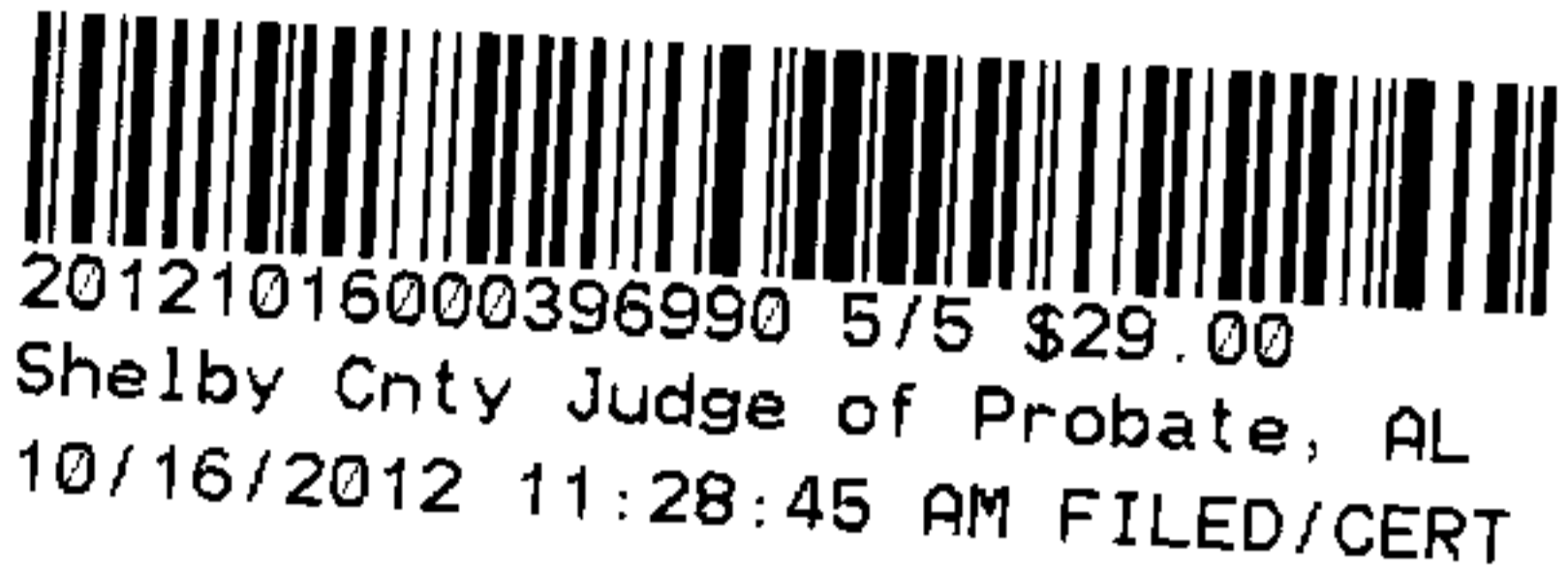
Grantee's Name Deutsche Bank National Trust Company, as Trustee
Mailing Address of the Residential Asset Securitization Trust 2005-A15,
Mortgage Pass-Through Certificates, Series 2005-O
under the Pooling and Servicing Agreement dated
December 1, 2005 c/o IndyMac Mortgage Services,
a Division of OneWest Bank 888 East Walnut Street
Pasadena, CA 91101

Property Address 9025 Eagle Valley Lane
Birmingham, AL 35242

Date of Sale 9-11-2012
Total Purchase Price \$ 255,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Foreclosure bid amount

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-15-2012

Print Jacklyn Collier

Sign Jacklyn Collier

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one