


Send Tax Notice To:

Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX
Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates,
Series 2005-AR17 under the Pooling and Servicing Agreement dated July
1, 2005
c/o IndyMac Mortgage Services, a Division of OneWest Bank
888 East Walnut Street
Pasadena, CA 91101

When Recorded Return to:

Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209

STATE OF ALABAMA)
COUNTY OF Shelby)
~~JEFFERSON~~


20130123000031320 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
01/23/2013 02:51:30 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 6th day of June, 2005, Tad Ryan Schmidt, a single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Renasant Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20050610000287770, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 1, 2005 ("Transferee"), by instrument executed on November 28, 2012, and recorded on December 7, 2012 as Instrument Number 20121207000469610 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

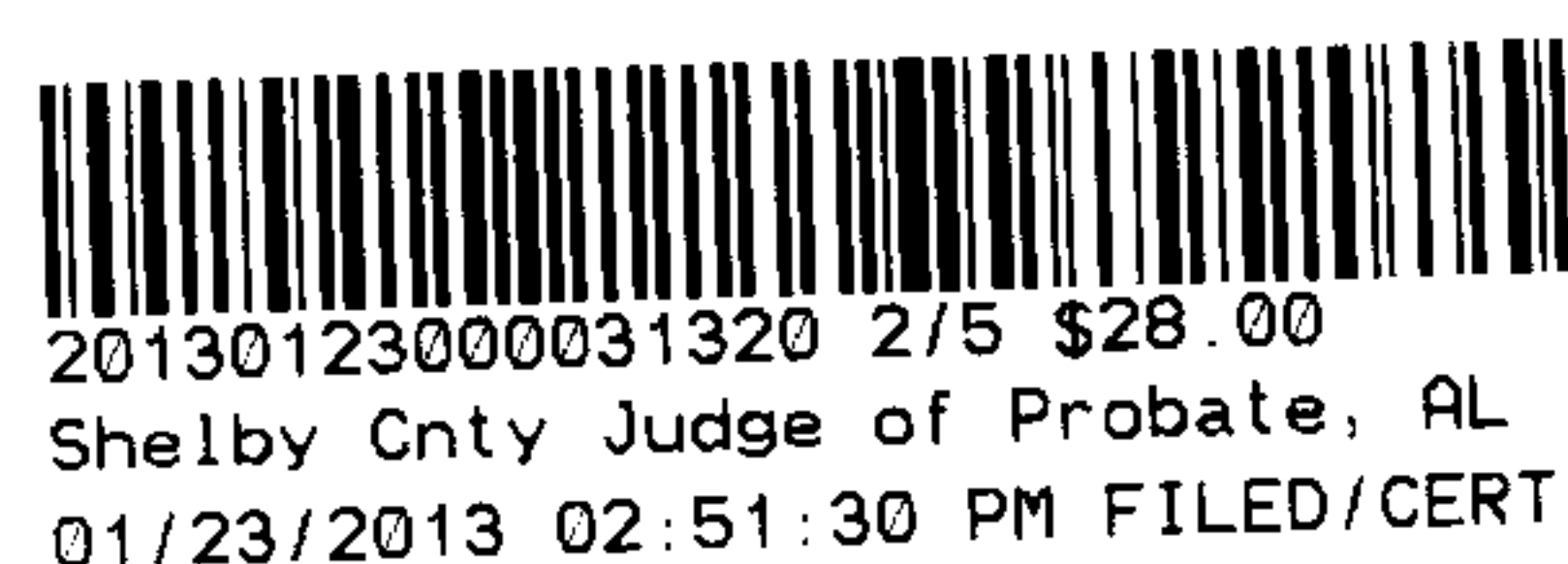
title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

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 IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 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 19, 2012, December 26, 2012, January 2, 2013; and

WHEREAS, on January 23, 2013 , 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 IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 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, David M. Sigler was the auctioneer and the person conducting the sale for said Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 1, 2005; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 1, 2005, was the highest bidder and best bidder in the amount of Thirty-Seven Thousand Six Hundred Thirteen and 66/100 Dollars (\$37,613.66) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company, as Trustee of



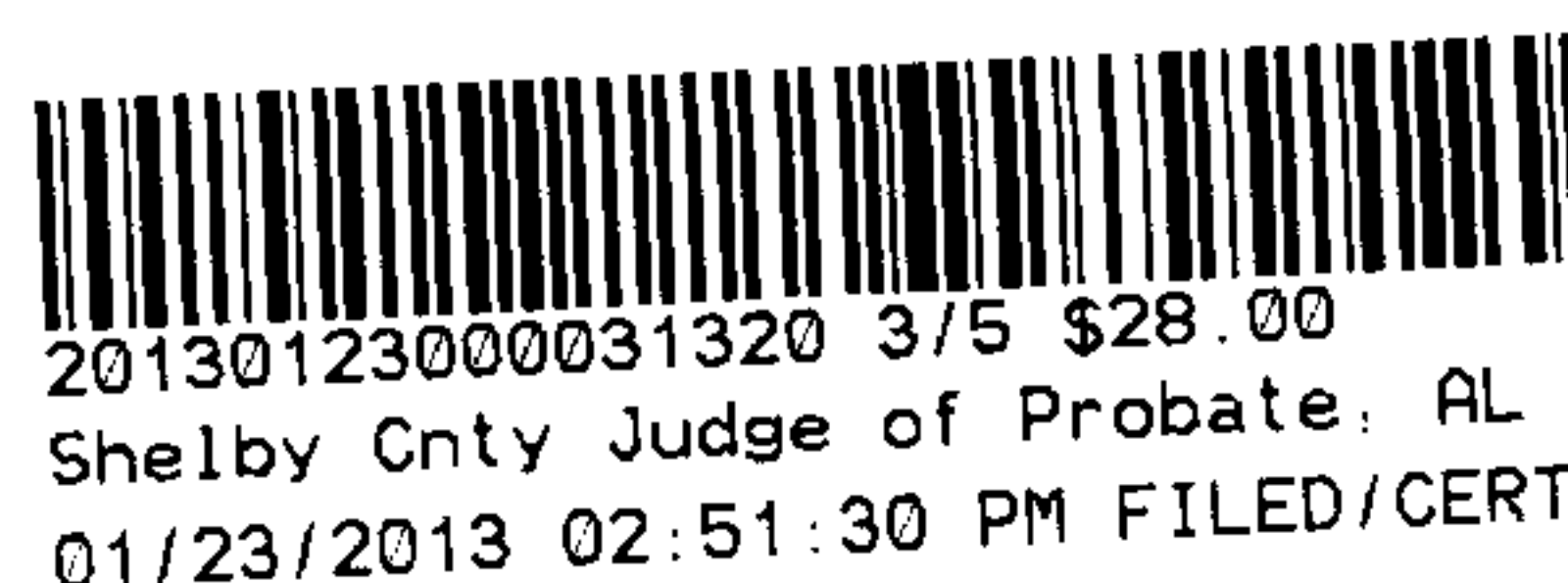
the IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 1, 2005, by and through David M. Sigler as auctioneer for said Transferee, does hereby convey unto Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 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 in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East; thence run Northerly along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section line for a distance of 130.0 feet to the North right of way line of Shelby County Highway No. 280 for the point of beginning; thence continue along last course a distance of 210.0 feet (deed) (206 feet measured); thence turn an angle of 60° 48' deflection right and run 55.0 feet; thence turn an angle of 119° 12' deflection right for a distance of 210.0 feet (deed) (206.20 feet measured) to a point on the North right of way line of Shelby County Highway No. 280; thence turn an angle of 60° 48' deflection right and run 55.0 feet along said road right of way to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 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 all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, right-of-way, and other matters of record in the aforesaid Probate Office.

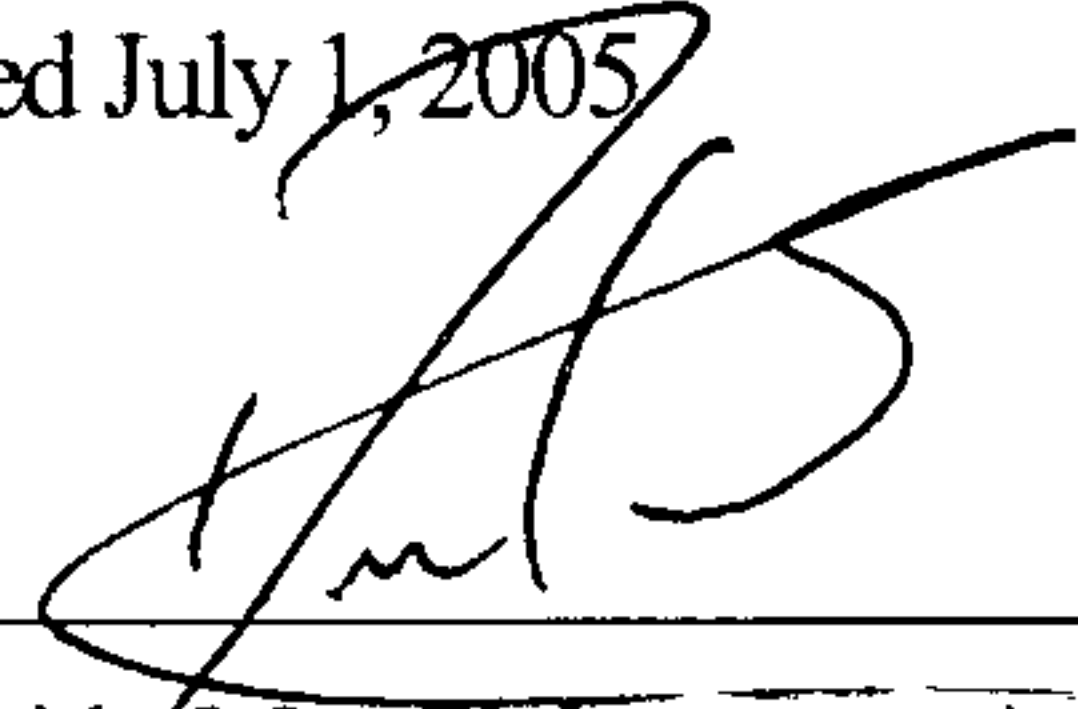
IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 1, 2005 has caused this indenture to be executed by and



through David M. Sigler as auctioneer and person conducting said sale for said Transferee, and said David M. Sigler, has hereto set his/her hand and seal on this the 23rd day of January, 2013.

Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 1, 2005

By:


David M. Sigler, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David M. Sigler whose name as Auctioneer and person conducting said sale for Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 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 auctioneer and the person conducting said sale for Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2005-AR17, Mortgage Pass-Through Certificates, Series 2005-AR17 under the Pooling and Servicing Agreement dated July 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 23 day of JANUARY, 2013.


NOTARY PUBLIC

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

This instrument prepared by:

David M. Sigler
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 Tad Ryan Schmidt

Mailing Address _____

3468 Westover RD.

Westover, AL 35147

Property Address 3468 Westover RD.

Westover, AL 35147

Grantee's Name Deutsche Bank National Trust Company, as

Mailing Address Trustee of the IndyMac INDX Mortgage Loan

Trust 2005-AR17, Mortgage Pass-Through

Certificates, Series 2005-AR17 under the

Pooling and Servicing Agreement dated July 1,

2005 c/o IndyMac Mortgage Services, a Division

of OneWest Bank 888 East Walnut Street

Pasadena, CA 91101

Date of Sale 1-23-2013

Total Purchase Price \$ 37,613.66

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 1-23-2013

Print Jaclyn Collier

Sign Jaclyn Collier

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form



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Shelby Cnty Judge of Probate, AL
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Form RT-1