


SEND TAX NOTICE TO:

Spartan Value Investors, LLC

1110 23rd Street South

Birmingham, AL 35205


20130514000199490 1/4 \$80.50
Shelby Cnty Judge of Probate, AL
05/14/2013 12:52:01 PM 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 November, 2005, Renita E. Maynard and Demetrius D. Maynard, wife and husband, executed that certain mortgage on real property hereinafter described to Long Beach Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051122000607160, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1, by instrument recorded in Instrument Number 20101229000437680, 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 National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1 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 27, 2013, April 3, 2013, and April 10, 2013; and

Shelby County, AL 05/14/2013
State of Alabama
Deed Tax: \$55.50



WHEREAS, on April 24, 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 for Long Beach Mortgage Loan Trust 2006-1 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

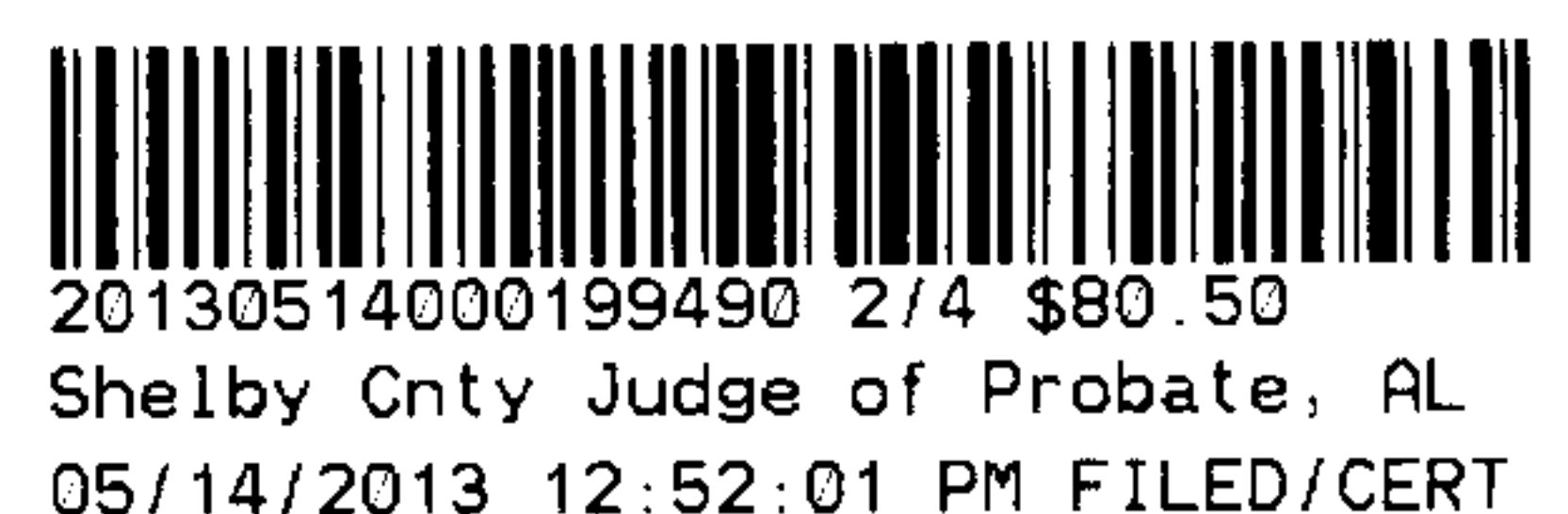
WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1; and

WHEREAS, Spartan Value Investors, LLC was the highest bidder and best bidder in the amount of Fifty-Five Thousand One Hundred Eighty-Six And 50/100 Dollars (\$55,186.50) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby remise, release, quit claim and convey unto Spartan Value Investors, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 13, Township 20 South, Range 3 West; thence run North along the East line of said Section a distance of 364.61 feet to the Northwest Right of Way line of County Road Number 35; thence turn an angle of 145 degrees, 00 minutes to the left and run along said Right of Way line a distance of 710.83 feet to the Point of Beginning; thence continue in same direction along said Right of Way line a distance of 108.90 feet; thence turn an angle of 89 degrees 50 minutes to the right and run a distance of 200.45 feet; thence turn an angle of 90 degrees 15 minutes to the right and run a distance of 108.90 feet; thence turn an angle of 89 degrees 45 minutes to the right and run a distance of 200.29 feet to the Point of Beginning, situated in the North half of the Northeast quarter of the Northeast quarter of Section 24. Township 20 South, Range 3 West, Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Spartan Value Investors, LLC, 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.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1, 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 1 day of May, 2013.

Deutsche Bank National Trust Company, as Trustee
for Long Beach Mortgage Loan Trust 2006-1

By: Corvin Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Michael Corvin, Member

STATE OF ALABAMA)

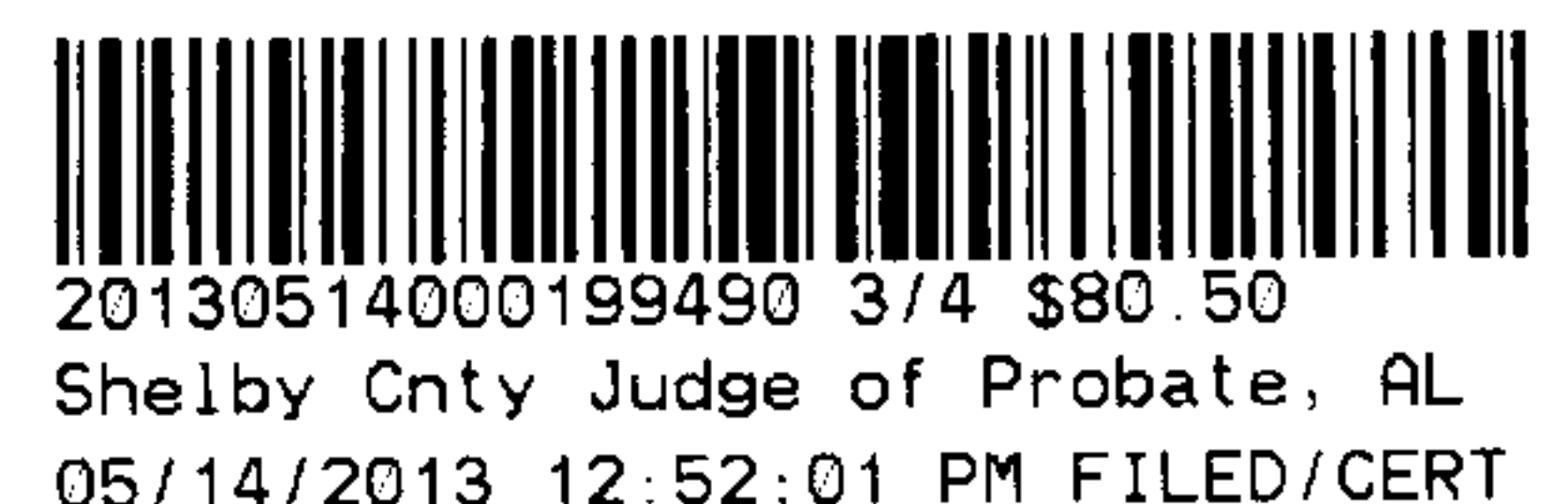
JEFFERSON COUNTY)

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 National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-1, 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 1 day of May, 2013.

[Signature]
Notary Public
My Commission Expires. MY COMMISSION EXPIRES OCTOBER 28, 2014

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



Real Estate Sales Validation Form

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

Grantor's Name Renta & Demetrius Maynard Grantee's Name Spartan Value Investors
Mailing Address 571 Hwy 35 Mailing Address 1110 23rd St S
Pelham, AL 35126 Birmingham, AL 35205

Property Address 571 Hwy 35 Date of Sale April 24 2013
Pelham, AL 35126 Total Purchase Price \$ 55,186.50
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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Deed
☐ Closing Statement

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

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 5/14/13

Unattested

(verified by)

Print Lindsay Jackson
Sign Lindsay Jackson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1