

Send Tax Notice To:


Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 1, 2005
c/o IndyMac Mortgage Services, a Division of OneWest Bank
888 East Walnut Street
Pasadena, CA 91101

When Recorded Return to:

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

STATE OF ALABAMA)

COUNTY OF SHELBY)


20130827000350480 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
08/27/2013 02:00:08 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 18th day of May, 2005, Cecilia Wiggins and Kevin Pitts, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for IndyMac Bank, F.S.B., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20050523000247560, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 1, 2005 ("Transferee"), by instrument executed on January 16, 2013 and recorded on January 22, 2013 as Instrument Number 20130122000028800, 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

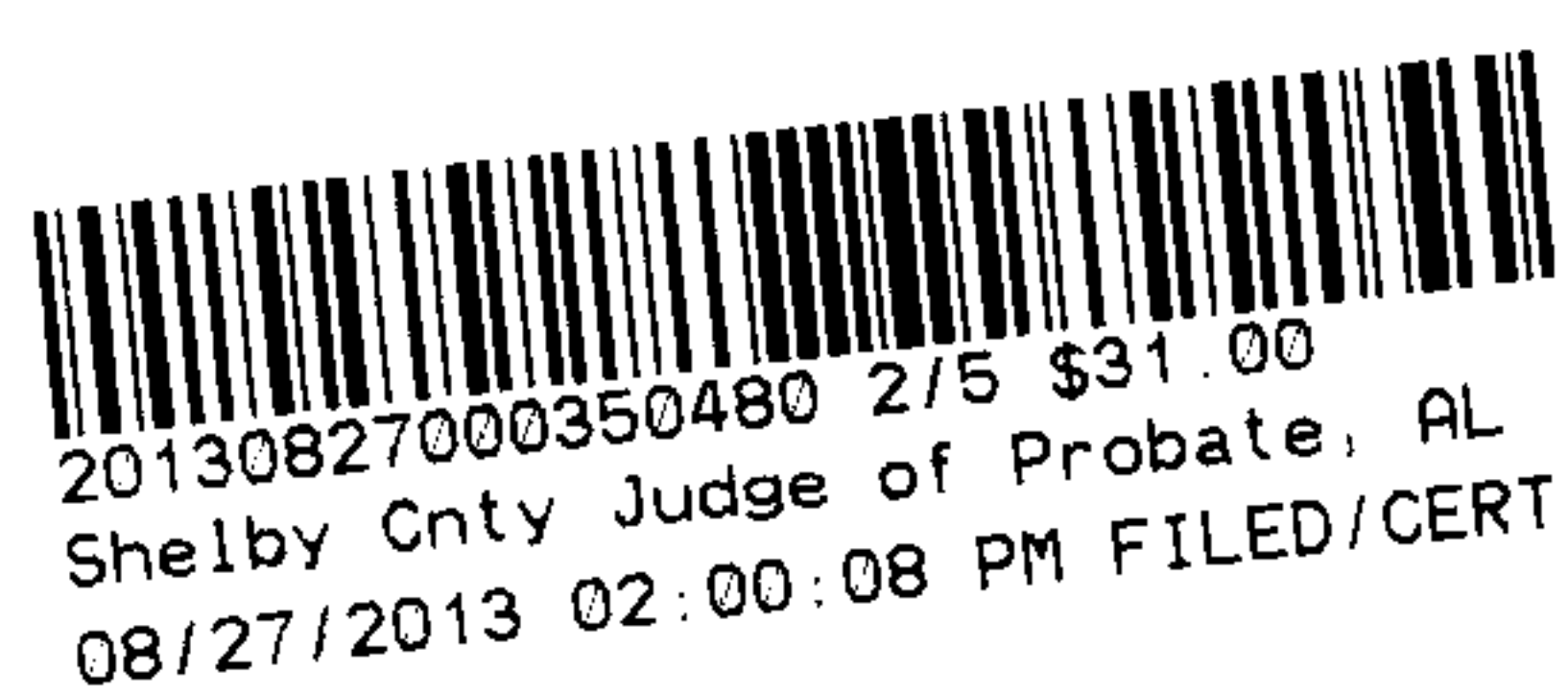
the same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

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 Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 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 May 29, 2013, June 5, 2013, June 12, 2013; and

WHEREAS, on June 26, 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 Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 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 Sigler was the auctioneer and the person conducting the sale for said Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 1, 2005; and

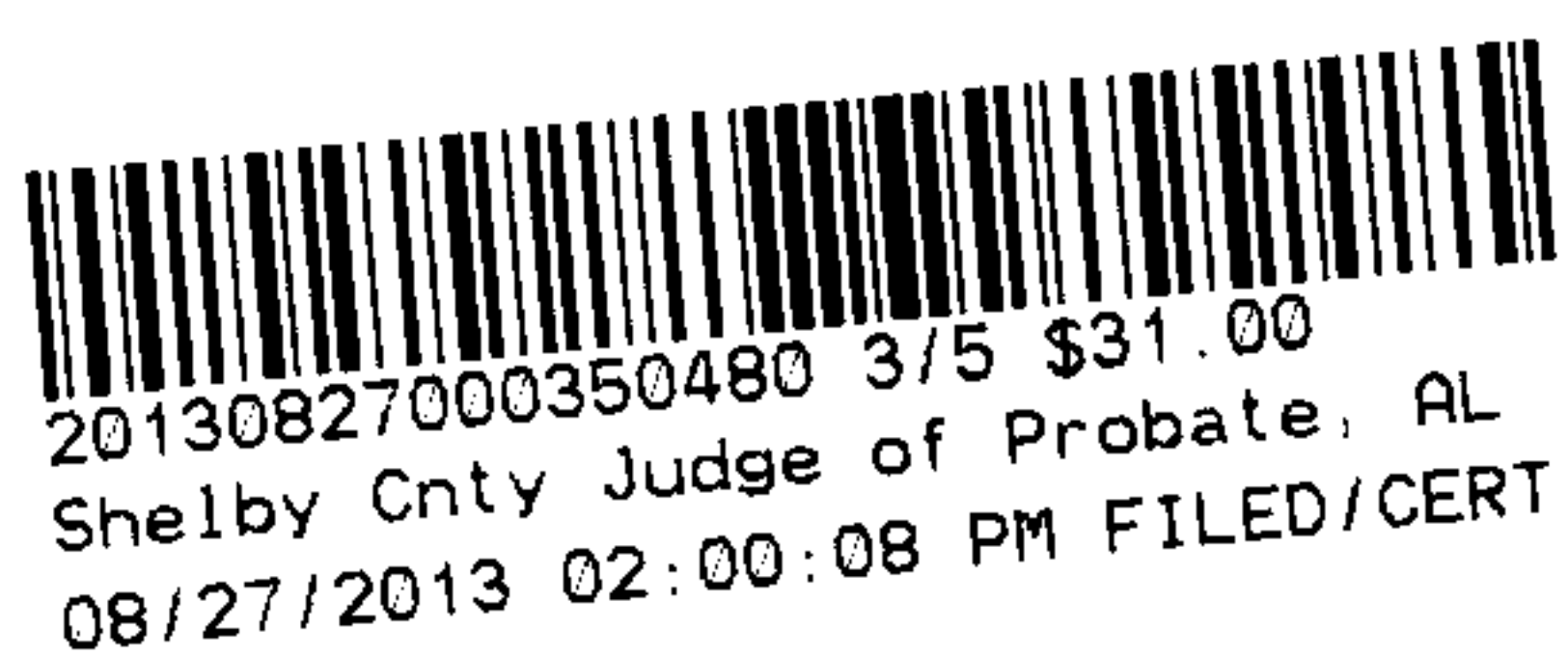
WHEREAS, Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 1, 2005, was



the highest bidder and best bidder in the amount of One Hundred Three Thousand Eight Hundred Fifty-Nine and 28/100 Dollars (\$103,859.28) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 1, 2005, by and through David Sigler as attorney for said Transferee, does hereby convey unto Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 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 SW ¼ of the NE ¼ of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: From the NW corner of the SW ¼ of the NE ¼ of Section 23, Township 20 South, Range 4 West, run South 35 degrees 10 minutes East for 848.4 feet to an existing old iron rebar being the Point of Beginning; thence turn an angle to the Left of 14 degrees 20 minutes and run in a Southeasterly direction for a distance of 189.0 feet to an existing crimp iron pin being on the Northwest Right of Way Line of Shelby County Highway Number 93; thence turn an angle to the Right of 89 degrees 52 minutes 50 seconds and run in a Southwesterly direction along the Northwest Right of Way line of said Highway #93 for a distance of 150.00 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the Right of 90 degrees 07 minutes 10 seconds and run in a Northwesterly direction for a distance 189.07 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the Right of 89 degrees 54 minutes 31 seconds and run in a Northeasterly direction for a distance of 150.0 feet, more or less, to the Point of Beginning.

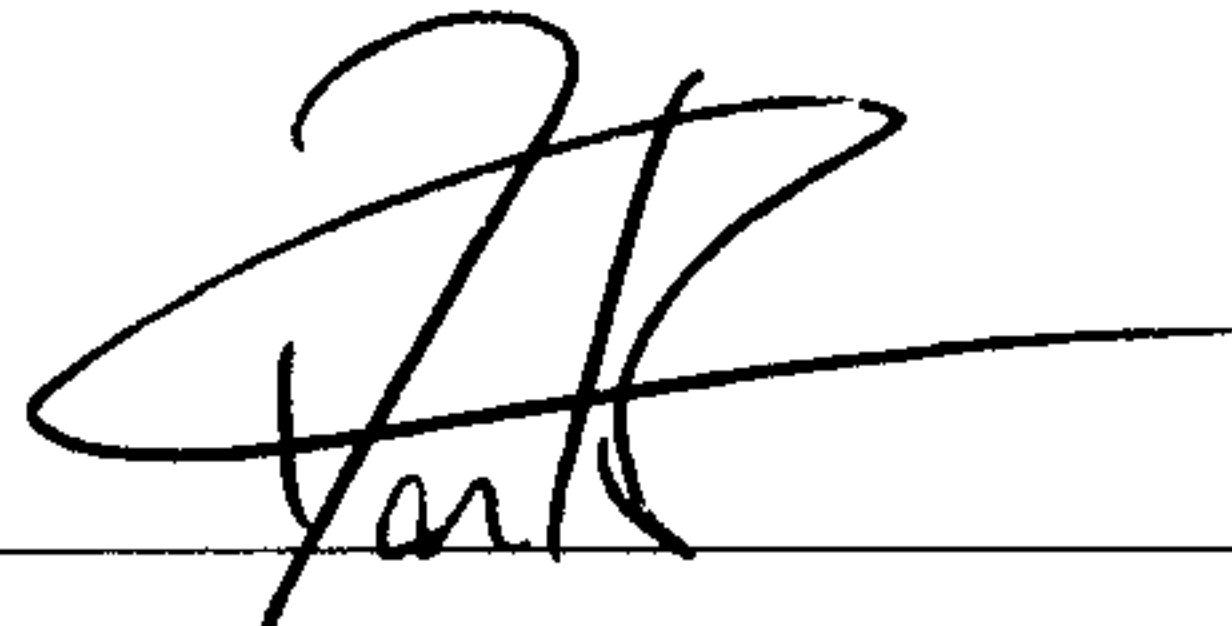
TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 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 Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 1, 2005 has caused this indenture to be executed by and through David Sigler as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his/her hand and seal on this the 8th day of July, 2013.

Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 1, 2005

By:



David Sigler, 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 David Sigler whose name as Attorney for Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 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 Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2005-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2005- B under the Pooling and Servicing agreement dated June 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.

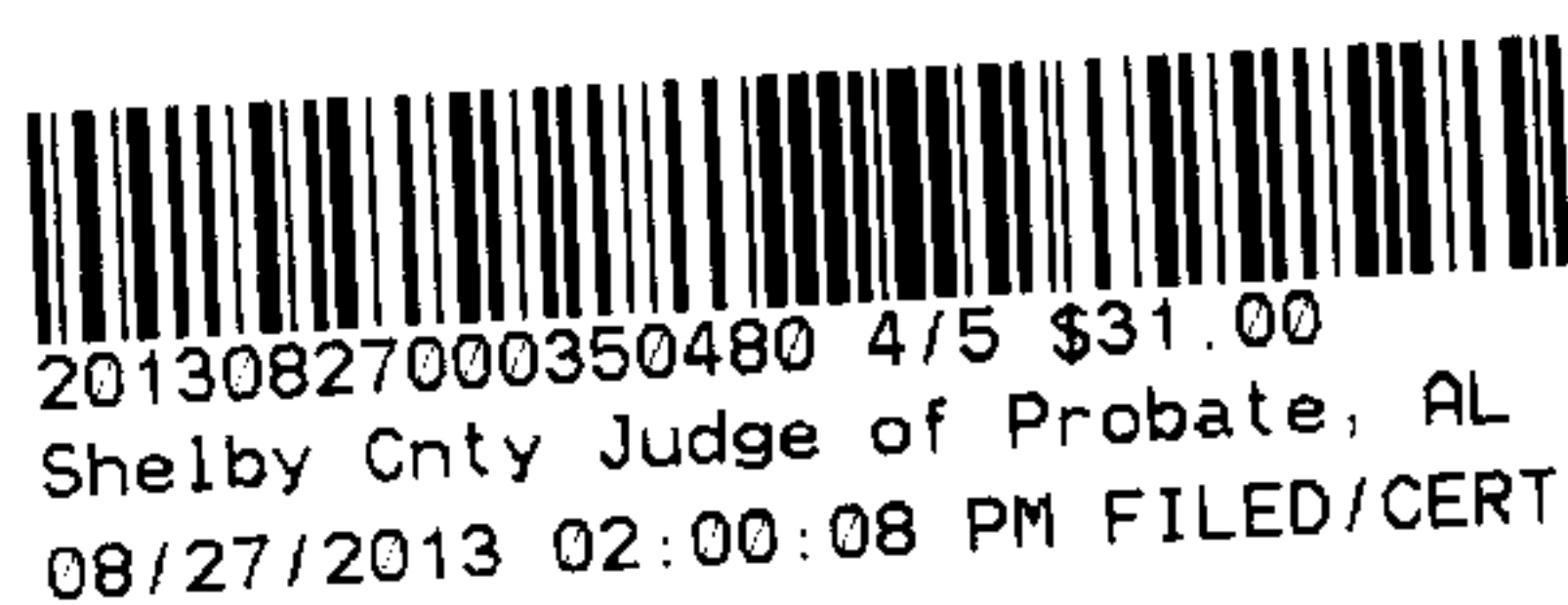
Given under my hand and seal of office this 8 day of July, 2013.



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 Sigler, 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: Kevin Pitts and Cecilia Christina Wiggins Grantee's Name: Deutsche Bank National Trust Company,
as Trustee of the Home Equity Mortgage
Loan Asset-Backed Trust Series INABS
2005-B, Home Equity Mortgage Loan
Asset-Backed Certificates, Series INABS
2005- B under the Pooling and Servicing
agreement dated June 1, 2005

Mailing Address: 1761 Highway 93 Mailing Address: 888 East Walnut Street
Helena, AL 35080 Pasadena, CA 91101

Property Address: 1761 Highway 93 Date of Sale: June 26, 2013
Helena, AL 35080

Total Purchase Price \$ 103,859.28
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 Bid Amount
☐ 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 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 7-8-2013

Print Jaclyn Collier

Sign Jaclyn Collier
Grantee

____ Unattested _____
(verified by)

