

SEND TAX NOTICE TO:
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409



20141104000347060 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
11/04/2014 11:13:37 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of March, 2004, Jim Miller and Cynthia Miller, husband and wife, 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 20040324000150270, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust as Trustee , by instrument recorded in Instrument Number 20110928000286880, 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 2004-3, Asset- Backed Certificates, Series 2004-3 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 February 26, 2014, March 5, 2014, and March 12, 2014; and



WHEREAS, on July 21, 2014, 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 2004-3, Asset- Backed Certificates, Series 2004-3 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, Aaron Nelson as member of AMN 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 2004-3, Asset- Backed Certificates, Series 2004-3; and

WHEREAS, Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2004-3, Asset- Backed Certificates, Series 2004-3 was the highest bidder and best bidder in the amount of One Hundred Sixty Thousand Six Hundred Sixty-Six And 58/100 Dollars (\$160,666.58) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2004-3, Asset- Backed Certificates, Series 2004-3, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2004-3, Asset- Backed Certificates, Series 2004-3 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 located in the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of Lot 2, Block 2 of Fernwood - Fourth Sector as recorded in Map Book 7, Page 96 in the Office of the Judge of Probate in Shelby County, Alabama; thence in a Northerly direction, along East line of said Lot 2, a distance of 104.86 feet to the Northeast corner of Lot 2; thence 103 degrees, 58 minutes, 54 seconds right in a Southeasterly direction, a distance of 150.0 feet to a point on the Northwest right of way line of 13th Street NW; thence 90 degrees right, in a Southwesterly direction along said right of way line, a distance of 12.44 feet to the beginning of a curve to the left, and curve having a radius of 636.63 feet and a central angle of 8 degrees 24 minutes 06 seconds; thence along arc of curve, in a Southerly direction along said right of way line, a distance of 93.35 feet to end of said curve, said point being the Northeast corner of Lot 3, Block 2 of said Fernwood - Fourth Sector; thence 99 degrees 40 minutes 07 seconds right, measured from tangent of said curve, in a Northwesterly direction along the North line of said Lot 3, a distance of 131.53 feet to the Point of Beginning. Said parcel subject to easement of record.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2004-3, Asset- Backed Certificates, Series 2004-3 its successors/heirs



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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.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2004-3, Asset- Backed Certificates, Series 2004-3, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 24 day of July, 2014.

Deutsche Bank National Trust Company as Trustee
for Long Beach Mortgage Loan Trust 2004-3, Asset-
Backed Certificates, Series 2004-3

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)


JEFFERSON COUNTY)

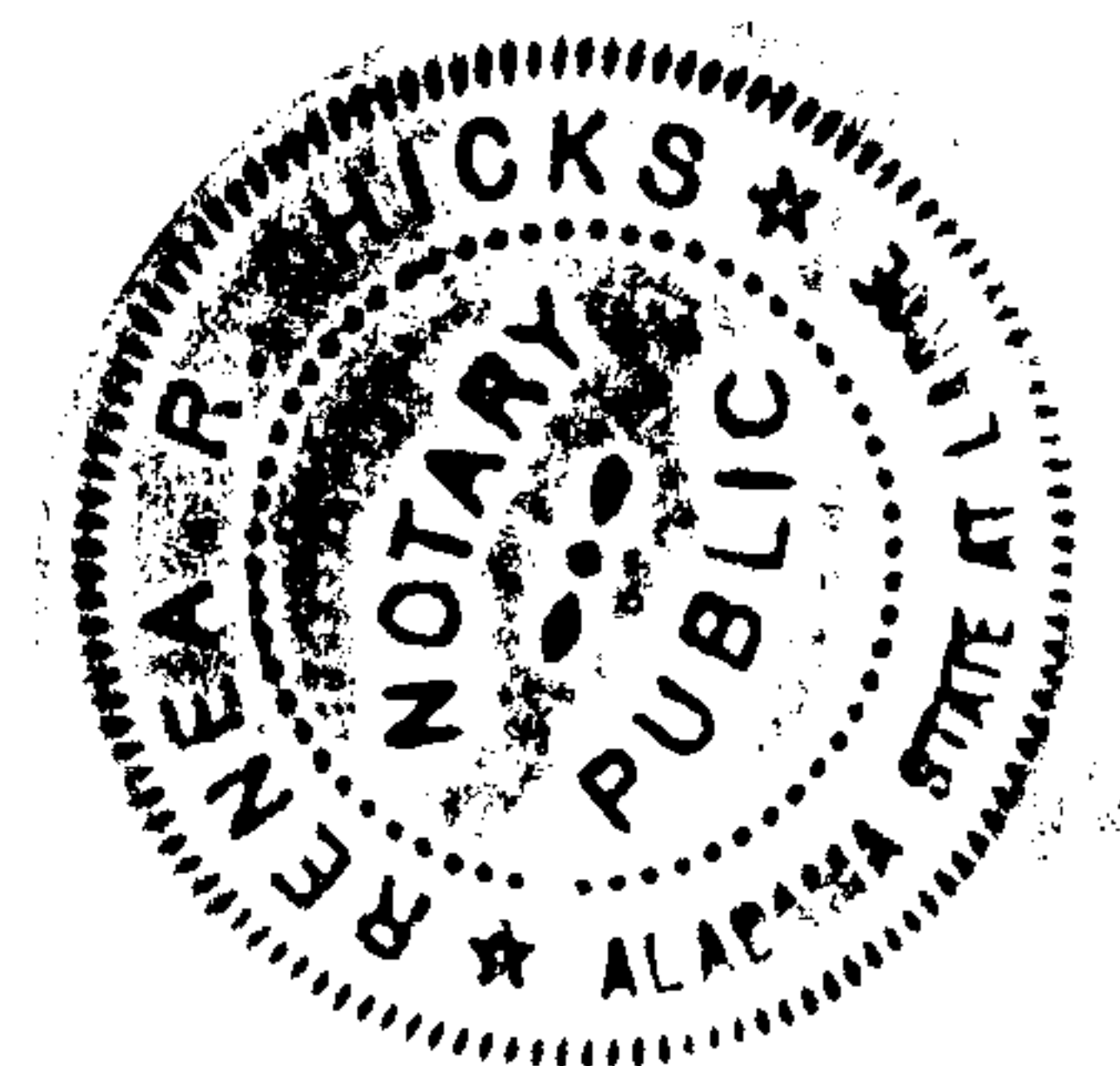
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2004-3, Asset- Backed Certificates, Series 2004-3, 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 on the day the same bears date 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 24 day of July, 2014.

[Signature]
Notary Public
My Commission Expires: **MY COMMISSION EXPIRES MAY 27, 2015**

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


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Real Estate Sales Validation Form

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

Grantor's Name Deutsche Bank National Trust
Company as Trustee for Long
Beach Mortgage Loan Trust
2004-3, Asset- Backed
Certificates, Series 2004-3

Grantee's Name Deutsche Bank National Trust
Company as Trustee for Long
Beach Mortgage Loan Trust 2004-
3, Asset- Backed Certificates,
Series 2004-3

Mailing Address c/o Ocwen Loan Servicing,
LLC
1661 Worthington Road, Suite
100
West Palm Beach, FL 33409

Mailing Address c/o Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite
100
West Palm Beach, FL 33409

Property Address 511 13th St NW
Alabaster, AL 35007

Date of Sale 7/21/2014

Total Purchase Price \$160,666.58

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 Price

☐ 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.

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

Print Heidi Peebles, foreclosure specialist

☐ Unattested

(verified by)

Sign Heidi Peebles
(Grantor/Grantee/Owner/Agent) circle one


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