



20150114000014390 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
01/14/2015 12:00:15 PM FILED/CERT

Send Tax Notice to:
Carrington Mortgage Services, LLC
1610 E. Saint Andrew Place, Suite B-150
Santa Ana, California 92705

Source of Title
Instrument No. 2001-04547

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL PERSONS BY THESE PRESENTS: That OLIVER L. QUINN and SUSAN B. QUINN, Husband and Wife, did, on to-wit, June 25, 2005, execute a Mortgage to Home123 Corporation in the original principal amount of \$90,000.00, which Mortgage is recorded on July 19, 2005, as Instrument No. 20050719000360930, in the Office of the Judge of Probate of Shelby County, Alabama; as last assigned to Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates by virtue of that Assignment of Mortgage dated October 22, 2014, and recorded in the Office of the Judge of Probate of Shelby County, Alabama on October 31, 2014, as Instrument No. 20141031000344690.

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 Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, on November 26, 2014, December 3, 2014, and December 10, 2014; and

WHEREAS, on December 16, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates in the amount of Sixty-Nine Thousand Seven Hundred Fifty Dollars and 00/100 (\$69,750.00), which sum Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates paid, cash in hand to credit against the indebtedness secured by said mortgage, and said property was thereupon sold to Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates; and

WHEREAS, said mortgage expressly authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and payment of Sixty-Nine Thousand Seven Hundred Fifty Dollars and 00/100 (\$69,750.00) on the indebtedness secured by said mortgage, Oliver L. Quinn and Susan B. Quinn, acting by and through the said Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates by Reed Hudson, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates, by Reed Hudson, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Reed Hudson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama.

Property Known As: 192 Cove Landing, Calera, Alabama 35040 (address for informational purposes only)

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.



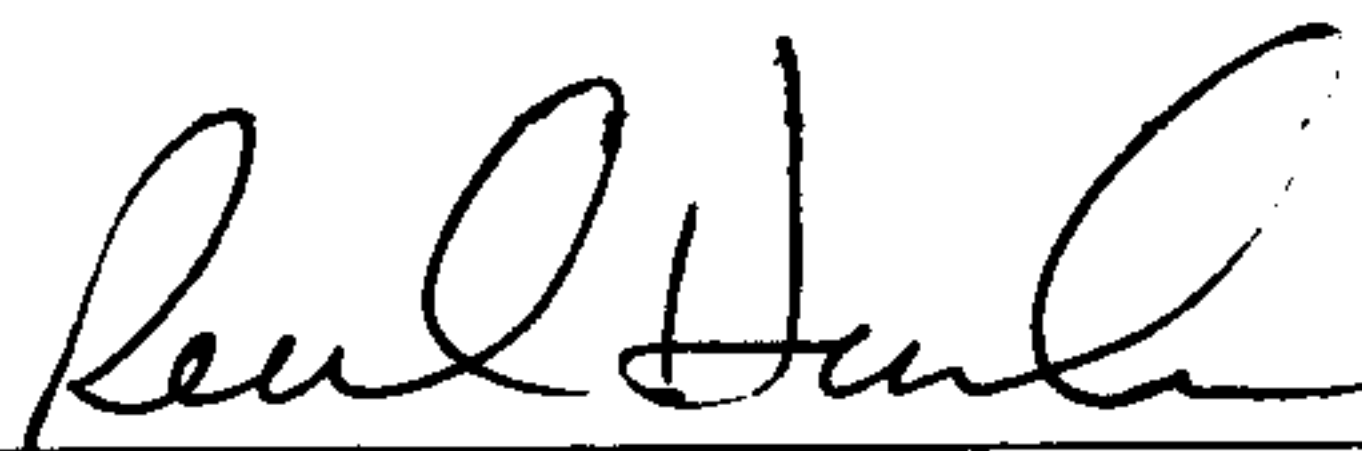
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IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates has caused this instrument to be executed by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof Reed Hudson has executed this instrument in his capacity as such auctioneer on this the 16 day of DECEMBER, 2014.

OLIVER L. QUINN AND SUSAN B. QUINN

Mortgagors

By: Deutsche Bank National Trust Company, as
Trustee, for Carrington Mortgage Loan Trust, Series
2005-NC5 Asset-Backed Pass-Through Certificates

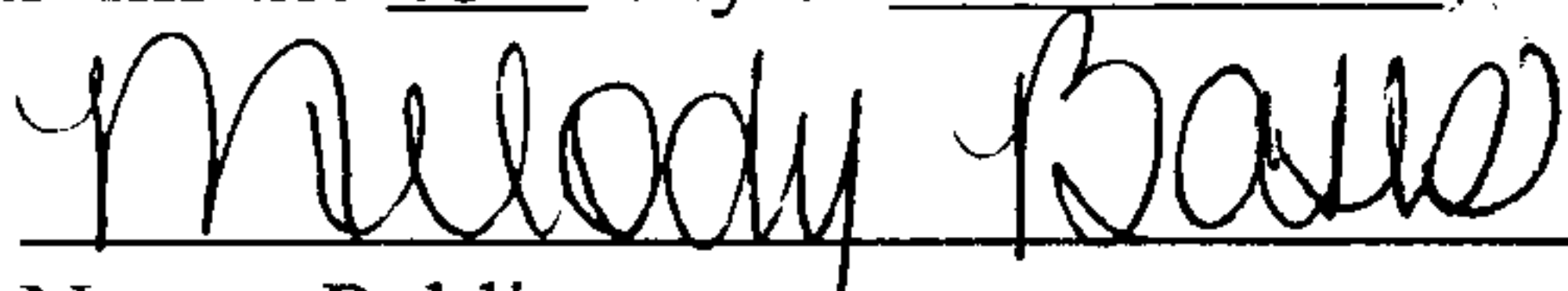
By: 

As Auctioneer and the person conducting
said sale for the Mortgagee or Transferee
of Mortgagee – REED HUDSON

STATE OF ALABAMA
CULLMAN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that REED HUDSON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, she in her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.


Given under my hand and official seal this the 16 day of DECEMBER, 2014.


Notary Public
My Commission Expires: 7/29/15

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON
Address: SOLOMON | BAGGETT, LLC
40 Technology Parkway South, Suite 202
Norcross, Georgia 30092

No Warranty of Title Implied


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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 Oliver L. Quinn and Susan B. Quinn
Mailing Address 192 Cove Landing

Calera, AL 35040

Grantee's Name Deutsche Bank National Trust Co.
Mailing Address c/o Carrington Mortgage Services, LLC
1610 E. St. Andrew Place, Suite B150
Santa Ana, CA 92705

Property Address 192 Cove Landing
Calera, AL 35040

Date of Sale December 16, 2014

Total Purchase Price \$ 69,750.00

or

Actual Value \$

or

Assessor's Market Value \$



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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 Deed

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 1/9/2015

Print ROBERT J. SOLOMON

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one
Attorney for Deutsche Bank

Form RT-1