



20150514000160590 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
05/14/2015 02:24:12 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Michael Lindsey, Esq.
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Birmingham, AL 35242

SEND TAX NOTICES TO:

Deutsche Bank National Trust
Company, as Trustee for Argent
Securities Inc., Asset-Backed Pass-
Through Certificates, Series 2006-
W1, Sale and Servicing Agreement
Dated January 1, 2006
1661 Worthington Road Suite 100
West Palm Beach, FL 33409

GRANTOR

Christina Johnson
2005 Jackson Lane
Helena, AL 35080

Janella Long
2005 Jackson Lane
Helena, AL 35080

GRANTEE

Deutsche Bank National Trust
Company, as Trustee for Argent
Securities Inc., Asset-Backed Pass-
Through Certificates, Series 2006-
W1, Sale and Servicing Agreement
Dated January 1, 2006
1661 Worthington Road Suite 100
West Palm Beach, FL 33409

Property Address: 2005 Jackson Lane, Helena, AL 35080
Purchase Price: \$150,005.62 ***Mortgagee credit***
Sale Date: April 14, 2015

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 26, 2005, Janella Long, A Single Woman and Christina Johnson, A Single Woman, executed a certain mortgage on the property hereinafter described to Hometown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument number, 20050901000452910; and subsequently transferred and assigned to Argent Mortgage Company, LLC, A Delaware Limited Liability Company, and said assignment being recorded in Instrument Number, 20070131000047100; and subsequently transferred and assigned to Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1, 2006, and said assignment being recorded in Instrument number,

20090213000052000; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1, 2006 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 18, 2015, March 25, 2015, April 1, 2015; and

WHEREAS, on April 14, 2015, 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 and properly conducted, and Erin Veitch did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Veitch was the Auctioneer who conducted said foreclosure sale and



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was the person conducting said sale for the said Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1,2006; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1,2006, in the amount of \$150,005.62, which sum of money Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1,2006 offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1,2006, by and through Erin Veitch, as Auctioneer conducting said sale and as Attorney-in-Fact for Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1,2006, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1,2006, the following described property situated in Shelby County, Alabama, to-wit:

LOT 76, ACFCORDING TO THE MAP NA DSURVEY OF ST. CHALRES PLACE, PHASE 2, SECTOR 6, AS RECORDED IN MAP BOOK 21, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. A.P.N. #: 13-5-21-2-000-005.086

TO HAVE AND TO HOLD the above described property to Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1,2006 and its successors and

assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1, 2006 and Janella Long and Christina Johnson have caused this instrument to be executed by Erin Veitch, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Erin Veitch, as Auctioneer conducting said sale on April 14, 2015.

Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1, 2006

By: Erin Veitch
Erin Veitch, Attorney-in-Fact

Janella Long and Christina Johnson

By: Erin Veitch
Erin Veitch, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Erin Veitch
Erin Veitch, As the Auctioneer and person making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Erin Veitch, whose name as Attorney-in-Fact for Janella Long and Christina Johnson, and whose name as Attorney-in-Fact and agent for Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W1, Sale and Servicing Agreement Dated January 1, 2006; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 13th day of May, 2015.



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large

Dorothy M. Veitch
Notary Public

My Commission Expires: 6-28-18