

20160308000073850  
03/08/2016 03:08:20 PM  
FCDEEDS 1/4

Send Tax Notice to:  
DEUTSCHE BANK NATIONAL TRUST COMPANY  
c/o Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, CA 92806

Source of Title:  
INST#20040308000117920

**MORTGAGE FORECLOSURE DEED**

State of Alabama  
Shelby County

**KNOW ALL PERSONS BY THESE PRESENTS:** That SHAWN SELLERS AND wife, MALINDA SELLERS, did, on to-wit, May 25, 2006, execute a mortgage to Home123 Corporation, in the original principal amount of \$206,125.00, which mortgage was recorded on June 1, 2006, as Instrument No. 20060601000258510; and last assigned to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2, by virtue of that Assignment of Mortgage, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on January 8, 2016, as Inst#20160108000007510.

**WHEREAS,** default was made in the payment of the indebtedness secured by said mortgage and the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2 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 1/20/16; 1/27/16; 2/3/16; and

**WHEREAS,** on February 16, 2016, 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 INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Columbiana, 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 INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2 in the amount of \$184,000.00, which sum DEUTSCHE BANK NATIONAL TRUST COMPANY,

AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2 paid, in the form of a credit against the indebtedness secured by said mortgage, and said property was thereupon sold to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2; and

**WHEREAS**, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property and 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 \$184,000.00, on the indebtedness secured by said mortgage, SHAWN SELLERS AND wife, MALINDA SELLERS, acting by and through the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2 by CORY CLARK, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2, by CORY CLARK, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and CORY CLARK, 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 INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2 the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 2, ACCORDING TO THE FINAL PLAT OF SUNSET LAKE, PHASE 2, AS RECORDED IN MAP BOOK 31 PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**Property Known As: 500 Sunset Lake Lane, Chelsea, AL 35043 (address for informational purposes only)**

**TO HAVE AND TO HOLD** the above described property unto DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2 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.

**IN WITNESS WHEREOF**, the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2006-2, has caused this instrument to be executed by CORY CLARK, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer



on this the 1<sup>st</sup> day of March, 2016.

SHAWN SELLERS AND wife, MALINDA SELLERS

Mortgagors

By: DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS INDENTURE TRUSTEE, FOR NEW  
CENTURY HOME EQUITY LOAN TRUST 2006-2

Mortgagee or Transferee of Mortgagee

By:

Cory Clark  
As Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee  
of Mortgagee – CORY CLARK

State of Alabama  
Shelby County

I, the undersigned, a Notary Public in and for said State and County, hereby certify that CORY CLARK, 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, in the 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 1<sup>st</sup> day of MARCH, 2016.

Jodi Freund  
Notary Public  
My Commission Expires: 9/4/19

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON  
Address: SOLOMON | BAGGETT, LLC  
3763 Rogers Bridge Road  
Duluth, Georgia 30097



## Real Estate Sales Validation Form

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

Grantor's Name Shawn and Malinda Sellers  
 Mailing Address 500 Sunset Lake Lane  
Chelsea, AL 35043

Grantee's Name Deutsche Bank National Trust Co.  
 Mailing Address c/o Carrington Mortgage Services, L.L.C.  
1600 South Douglass Rd., Ste. 200A  
Anaheim, CA 92806

Property Address 500 Sunset Lake Lane  
Chelsea, AL 35043

Date of Sale 2/16/2016

Total Purchase Price \$ 184,000.00

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 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 3/8/2016

Print ROBERT J. SOLOMON

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Attorney for:

Deutsche Bank National Trust Co.

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 03/08/2016 03:08:20 PM  
 \$24.00 CHERRY  
 20160308000073850