

THIS INSTRUMENT WAS PREPARED BY:

David Sigler, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Deutsche Bank Trust Company Americas as
Trustee for RALI 2005-QA3.
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409

GRANTOR

K Lee Miller
209 Chase Drive
Pelham, AL 35124

Tracy T Miller
209 Chase Drive
Pelham, AL 35124

GRANTEE

Deutsche Bank Trust Company Americas as
Trustee for RALI 2005-QA3.
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409

20161006000367560

10/06/2016 10:51:56 AM

FCDEEDS 1/3

Property Address: 209 Chase Drive, Pelham, AL 35124
Purchase Price: \$336,181.29***Mortgagee credit***
Sale Date: September 7, 2016

STATE OF ALABAMA
COUNTY OF SHELBY

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)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on January 28, 2005, Tracy T Miller and K Lee Miller, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Express Corp, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20050215000074310; and subsequently transferred and assigned to Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3., and said assignment being recorded in Instrument number, 20121101000419750; 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 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 Trust Company Americas as Trustee for RALI 2005-QA3. ("Transferee") 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 August 17, 2016, August 24, 2016, August 31, 2016; and

WHEREAS, on September 7, 2016, 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 Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3. did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Jessica Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3., in the amount of \$336,181.29, which sum of money Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3. offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3., by and through David Sigler, as attorney for said Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3., the following described property situated in Shelby County, Alabama, to-wit:

LOT 1, ROYAL OAKS 7TH SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property to Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3. 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 Trust Company Americas as Trustee for RALI 2005-QA3. has caused this instrument 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 hand and seal on this the 5th day of October, 2016.

Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3.

By: [Signature]
David Sigler, Attorney for Transferee

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 David Sigler, whose name as Attorney for Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3., 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, as such attorney for Deutsche Bank Trust Company Americas as Trustee for RALI 2005-QA3. and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

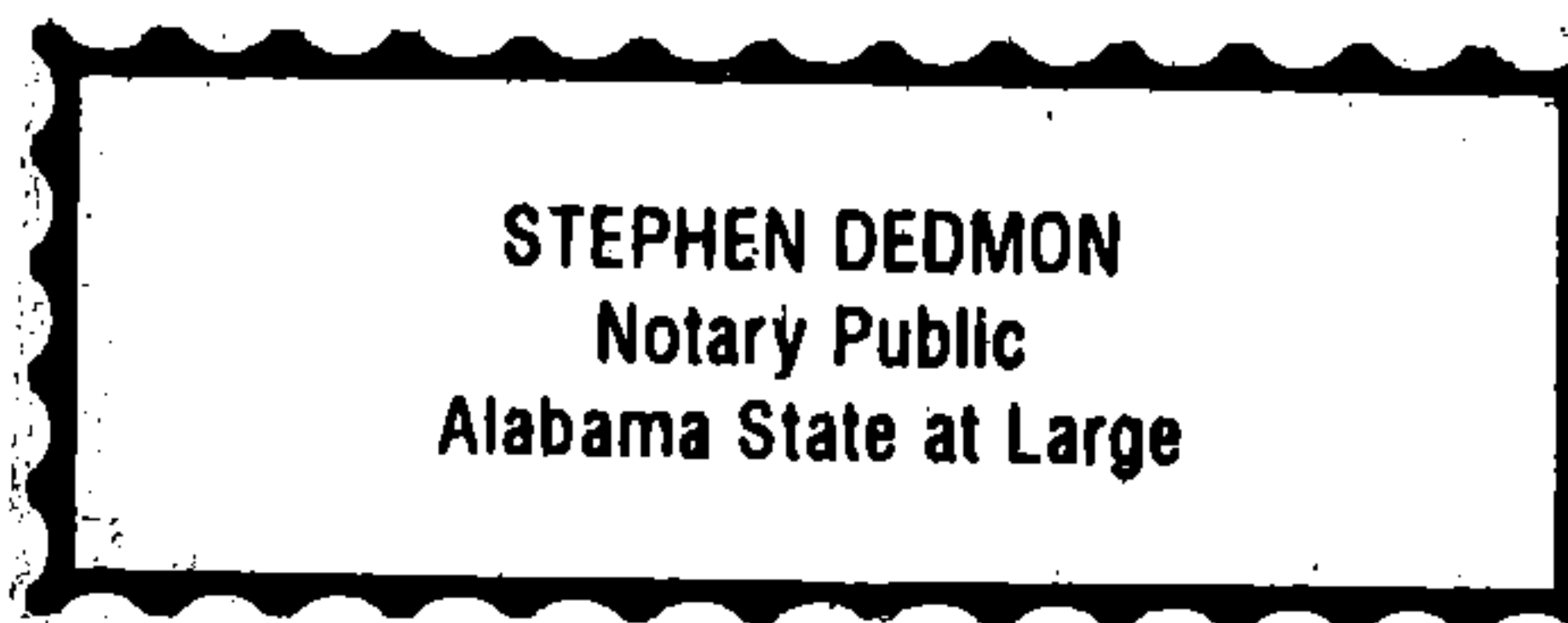
GIVEN under my hand, on this 5th day of October, 2016.

[Signature: Stephen Dedmon]
Notary Public

My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/06/2016 10:51:56 AM
\$21.00 CHERRY
20161006000367560



[Signature]