

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) Pamela Stewart, An Unmarried woman

KNOW ALL MEN BY THESE PRESENTS: That Pamela Stewart, An Unmarried woman did to-wit, October 29, 2004, execute a mortgage to Long Beach Mortgage Company, which mortgage is recorded in Instrument # at 20041103000604170 on November 3, 2004, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 as reflected by instrument recorded in Instrument #, 2011113000036110 and Instrument #, 20120216000057720 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of January 23, 2019 January 30, 2019 February 6, 2019; and

WHEREAS, on March 13, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 acting by and through Sharidan Hollis, a representative of auctioneer and attorney Shapiro & Ingle, LLP did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of 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 Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1, in the amount of \$753,099.99 which sum the said Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1.

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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; and

NOW, THEREFORE, in consideration of the premises and of \$753,099.99, cash, the said Pamela Stewart, An Unmarried woman, acting pursuant to the authority granted under the said mortgage to Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1, does or do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 922, according to the Survey of Greystone Legacy, 9th sector, as recorded in Map Book 32, page 44 A&B, in the Probate Office of Shelby County, Alabama.

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of SHELBY County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

TO HAVE AND TO HOLD THE above described property, 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, and any taxes which may be due.

20190315000083070 03/15/2019 10:39:01 AM FCDEEDS 2/4

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale, and in witness whereof, Shapiro and Ingle, LLP, has executed this instrument in such capacity as on this March 14, 2019.

Pamela Stewart, An Unmarried woman
Mortgagors

By Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1
Mortgagee or Transferee of Mortgagee

By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting said sale for said Mortgagee or Transferee of Mortgagee.

By: Nikki Lynn Kimball
Name: Nikki Lynn Kimball

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

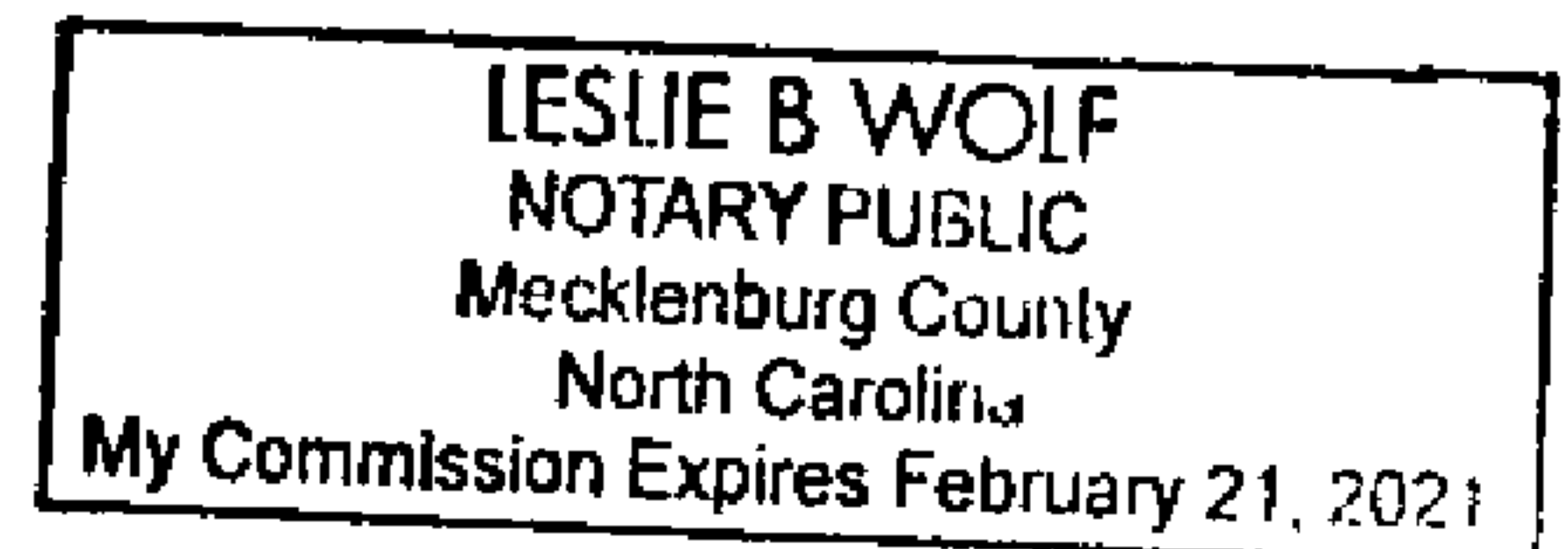
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Nikki Lynn Kimball, whose name as agent for Shapiro and Ingle, LLP, is signed to the foregoing conveyance who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as agent for Shapiro and Ingle, LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on March 14, 2019.

Leslie B Wolf
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Instrument prepared by:
Jonathan Smothers
SHAPIRO & INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
19-016801

Send Tax Notices to:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, Utah 84119



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Pamela Stewart, An Unmarried woman</u>	Grantee's Name	<u>Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1</u>
Mailing Address	<u>804 Aberlady Pl Birmingham, AL 35242</u>	Mailing Address	<u>3217 S. Decker Lake Dr. Salt Lake City, Utah 84119</u>

Property Address 804 Aberlady Pl
Birmingham, AL 35242

Date of Sale March 13, 2019

Total Purchase Price \$753,099.99

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Notice of Sale

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 of 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 3-14-19

____ Unattested _____

(verified by)

Print Nikki Lynn Kimball

Sign Nikki Lynn Kimball

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2019 10:39:01 AM
\$28.00 CHERRY
20190315000083070

Allen S. Bayl