

PREPARED BY:

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McCalla Raymer Leibert Pierce, LLC
Two North Twentieth
2-20th Street North, Suite 1000
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20060606000265220

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 26, 2006, **Michael Edward Mcgaughy, Jr., Husband and Rhonda Mcgaughy, Wife, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Corporation, its successors and assigns**, which said mortgage is recorded in Instrument No. 20060606000265220, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7**, as transferee, said transfer is recorded in Instrument 20190529000183870, aforesaid records, and **DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7**, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said **DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7** did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 06/05/2019, 06/12/2019, 06/19/2019; and

WHEREAS, on June 25, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:08 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and **DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7** did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Montevallo, 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 TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7** in the amount of **ONE HUNDRED SEVENTY-NINE THOUSAND FOUR HUNDRED SEVENTY-SIX DOLLARS AND NINE CENTS (\$179,476.09)** which sum the said **DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7** offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7**; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED SEVENTY-NINE THOUSAND FOUR HUNDRED SEVENTY-SIX DOLLARS AND NINE CENTS (\$179,476.09), cash, on the indebtedness secured by said mortgage, the said Michael Edward Mcgaughy, Jr., Husband and Rhonda Mcgaughy, Wife, acting by and through the said DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7 as transferee, by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 22 South, Range 2 West, described as follows: Commence at the Northeast corner the Northwest 1/4 of the Southwest 1/4 of said Section 6, and run South 89 degrees 54 minutes 20 seconds West along the North boundary of the Northwest 1/4 of the Southwest 1/4 of said Section 6 for 614.37 feet; thence run South 5 degrees West for 449 feet to the beginning of a curve to the right having a central angle of 37 degrees 52 minutes and a radius of 481.48 feet; thence run Southerly along said curve for 318.21 feet; thence run South 42 degrees 52 minutes West for 129.78 feet to the point of beginning; thence continue along previous course South 42 degrees 52 minutes West for 400 feet to the North boundary of Shelby County Highway 22; thence run South 58 degrees 6 minutes 23 seconds East along said North boundary for 334.31 feet to the beginning of a curve to the left having a central angle of 2 degrees 3 minutes 55 seconds and a radius of 596.62; feet thence run East along said curve for 21.51 feet; thence run North 55 degrees 45 minutes 35 seconds East for 247.64 feet to the West boundary of the City of Calera Water Works property; thence run North 5 degrees 2 minutes 10 seconds East along said West boundary for 292.88 feet; thence run North 85 degrees West for 284.83 feet to the point of beginning, situated In Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Michael Edward Mcgaughy, Jr., Husband and Rhonda Mcgaughy, Wife, Mortgagor(s) by the said DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7 have caused this instrument to be executed by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Susie Nailen, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 27th day of June, 2019.

Michael Edward Mcgaughy, Jr. and Rhonda Mcgaughy, Mortgagor(s)

DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee
for Residential Accredit Loans, Inc., Mortgage Asset-Backed
Pass-Through Certificates, Series 2006-QO7, Mortgagee or
Transferee of Mortgagee

By:

(sign)

Susie Nailen

(print) Susie Nailen

Auctioneer and the person conducting said sale for the Mortgagee or
Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Susie Nailen, whose name as Auctioneer and the person conducting said sale for 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, he, in his 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 that bears the same date.

Given under my hand and official seal this 27 day of June, 2019.

Deborah Plunk
NOTARY PUBLIC
My Commission Expires: 2/27/22

Grantee Name / Send tax notice to:

ATTN:

NATIONSTAR MORTGAGE, LLC D/B/A MR. COOPER

8950 Cypress Waters Blvd

Coppell, TX 75019

Real Estate Sales Validation Form			
<i>This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1</i>			
Grantor's Name	Michael Edward McGaughy, Jr. and Rhonda McGaughy	Grantee's Name	DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QO7
Mailing Address	30 Hidden Creek Lane Montevallo, AL 35115	Mailing Address	8950 Cypress Waters Blvd Coppell, TX 75019
Property Address	30 Hidden Creek Lane Montevallo, AL 35115	Date of Sale	June 25, 2019
		Total Purchase price	\$179,476.09
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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 6/27/2019

Print Susie Nailen

Unattested

Sign

Susie Nailen

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 9149819



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2019 03:54:07 PM
\$30.00 CHERRY
20190708000243490

Allen S. Bayl