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KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on July 11, 2005, William C. Scales Jr and Madeline P Scales, as joint tenants with the right of survivorship, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for IndyMac Bank, F.S.B., a federally chartered savings bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20050922000491580; and subsequently

transferred and assigned to Deutsche Bank National Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15, and said assignment being recorded in Instrument Number, 20200306000089430; 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 National Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15 (“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 March 22, 2020, March 29, 2020, April 5, 2020, April 19, 2020, May 31, 2020, September 13, 2020, July 5, 2020; and

WHEREAS, on January 5, 2021, 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 National Trust Company As Trustee For IndyMac INDX

Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15 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, Jimmie Raye Newman was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Deutsche Bank National Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15; 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 IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15, in the amount of \$435,793.16, which sum of money Deutsche Bank National Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15 offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15, by and through Jason Tingle, as attorney for said Deutsche Bank National Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank National Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15, the following described property situated in Shelby County, Alabama, to-wit:

Lot 57, according to the Survey of Greystone 1st Sector, Phase II, as recorded in Map Book 15, Page 58,59,60 and 61, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Deutsche Bank National



Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15 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 IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15 has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 11<sup>th</sup> day of January, 2021.

Deutsche Bank National Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15

By:   
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

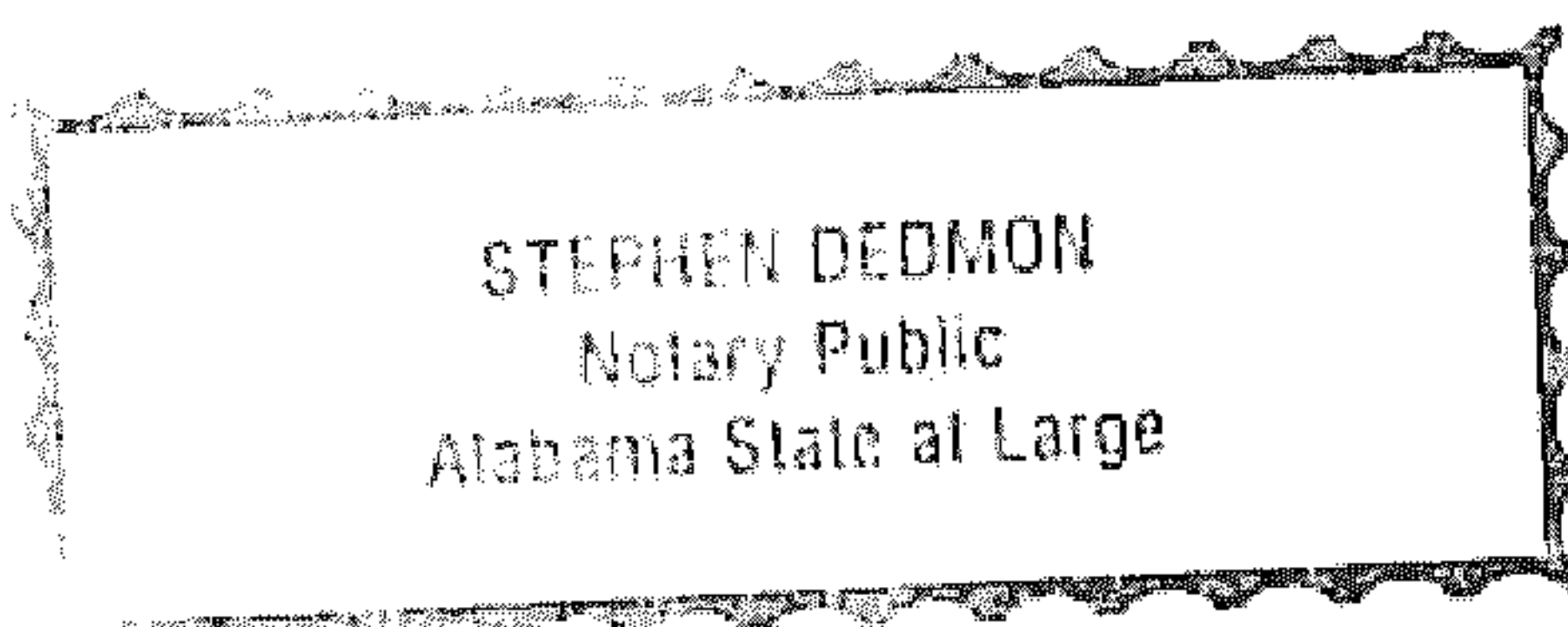
I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for Deutsche Bank National Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15, 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 National Trust Company As Trustee For IndyMac INDX Mortgage Loan Trust 2005-AR15, Mortgage Pass-Through Certificates Series 2005-AR15 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 11<sup>th</sup> day of January, 2021.



Notary Public

My Commission Expires: 5/11/23



## Real Estate Sales Validation Form

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

Grantor's Name William C. Scales Jr and Madeline P  
 Mailing Address Scales  
3625 Shandwick Pl, Birmingham, AL  
35242

Grantee's Name Deutsche Bank National Trust Company As Trustee  
 Mailing Address For IndyMac INDX Mortgage Loan Trust 2005-  
AR15, Mortgage Pass-Through Certificates Series  
2005-AR15  
11 Mortgage Way  
Mt. Laurel, NJ 08054-5452

Property Address 3625 Shandwick Pl,  
Birmingham, AL 35242

Date of Sale 1/5/21  
 Total Purchase Price \$                     

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 Amount on FC Deed: 435,793.16

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.

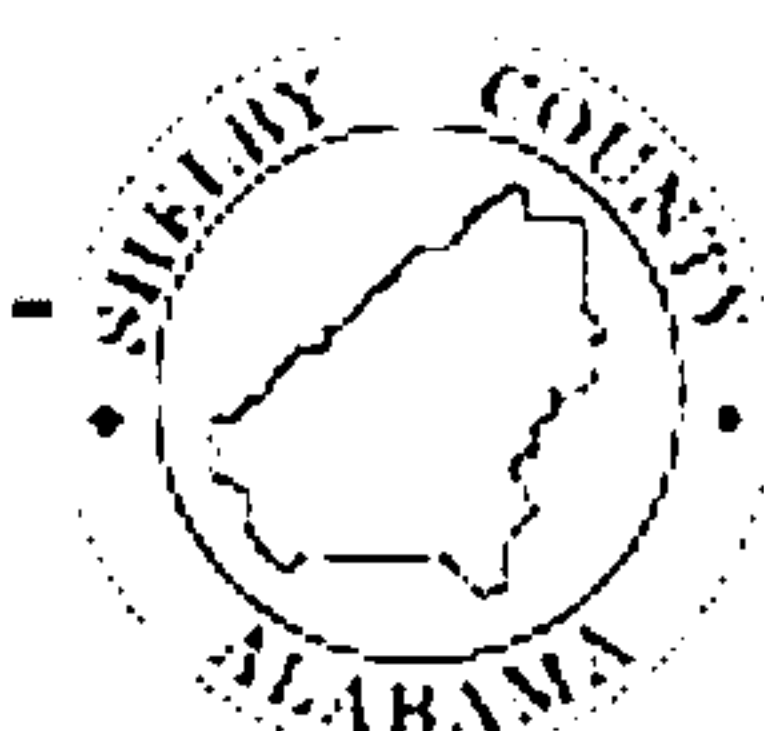
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 January 11, 2021

Print Stephen Dedmon



and

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 (verified by)  
 Shelby County, AL  
 01/11/2021 12:52:17 PM  
 \$40.00 JESSICA  
 20210111000016400

Sign

Stephen Dedmon

(Grantor/Grantee/Owner/Agent) circle one

Alvin S. Bayl

**Form RT-1**