


PREPARED BY: JONATHAN BUTLER  
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20070118000028750 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA  
COUNTY OF SHELBY

### **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on January 31, 2005, **Shannon Lombard, a married woman joined by her husband, Patrick Lombard, Party of the First Part**, executed a certain mortgage to **Argent Mortgage Company, LLC**, which said mortgage is recorded in Instrument No.20050202000051410, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to U.S. Bank National Association as Trustee; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and U.S. Bank National Association as Trustee did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 12/13, 12/20 & 12/27/2006; and

WHEREAS, on January 4, 2007, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of U.S. Bank National Association as Trustee in the amount of **SEVENTY-NINE THOUSAND ONE HUNDRED NINETY-SIX AND 15/100 DOLLARS (\$ 79,196.15)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to U.S. Bank National Association as Trustee under the securitization Servicing Agreement dated as of July 1, 2005 Structured Asset Securities Corporation Structured Asset Investment Loan Trust Mortgage Pass Through Certificates, Series 2005-HE1; and

WHEREAS, Vicki N. Smith, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale 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 **SEVENTY-NINE THOUSAND ONE HUNDRED NINETY-SIX AND 15/100 DOLLARS (\$ 79,196.15)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto U.S. Bank National

D. Key



Association as Trustee under the securitization Servicing Agreement dated as of July 1, 2005 Structured Asset Securities Corporation Structured Asset Investment Loan Trust Mortgage Pass Through Certificates, Series 2005-HE1, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 21, Block 3, according to the Survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Probate Court of Shelby County, Alabama.

SOURCE OF TITLE: Book 20050202000051400 Page

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association as Trustee under the securitization Servicing Agreement dated as of July 1, 2005 Structured Asset Securities Corporation Structured Asset Investment Loan Trust Mortgage Pass Through Certificates, Series 2005-HE1, 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 ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Shannon Lombard, a married woman joined by her husband, Patrick Lombard and U.S. Bank National Association as Trustee have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 4<sup>th</sup> day of January, 2007.

BY:

AS: Vicki N. Smith  
Auctioneer and Attorney-in-fact

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Vicki N. Smith, whose name as attorney-in-fact and auctioneer for Shannon Lombard, a married woman joined by her husband, Patrick Lombard and U.S. Bank National Association as Trustee, 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/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of January, 2007.

  
NOTARY PUBLIC

My Commission Expires: 11/14/08

Grantee Name / Send tax notice to:

ATTN: Marques Robertson

Fidelity National Foreclosure & Bankruptcy Solutions, Inc-NI

1270 Northland Drive, Suite 200

Mendota Height, MN 55120

