

SEND TAX NOTICE TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#129038471)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 31st day of July, 2006, Ansa Sayyaz, an unmarried woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Systems, Inc. acting solely as nominee for Mortgage America, Inc. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060809000384980, said mortgage having subsequently been transferred and assigned to Citibank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7, by instrument recorded in Instrument Number 20080422000162420, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said CitiBank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-

Through Certificates, Series 2006-7 did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 19, 2008, March 26, 2008, and April 2, 2008; and

WHEREAS, on May 9, 2008, 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 conducted, and CitiBank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiBank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7; and

WHEREAS, CitiBank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7, was the highest bidder and best bidder in the amount of Five Hundred Ninety-Four Thousand Four Hundred Ninety-Two And 91/100 Dollars (\$594,492.91) on the indebtedness secured by said mortgage, the said CitiBank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto CitiBank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

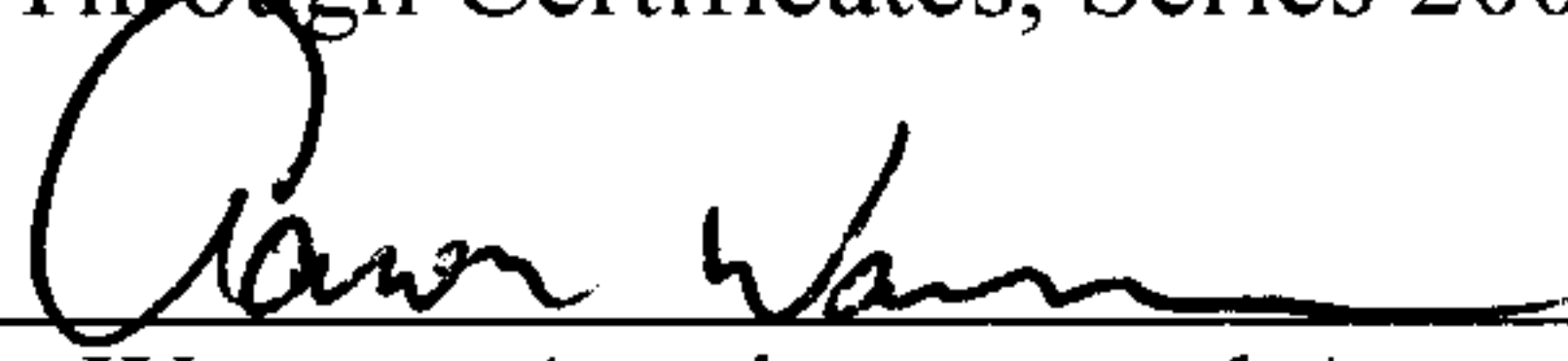
Lot 36, according to the Survey of Southlake Cove, as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto CitiBank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said

foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, CitiBank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this May 9, 2008.

CitiBank, N.A. as Trustee for the Holders of
Bear Stearns ALT-A Trust 2006-7, Mortgage
Pass-Through Certificates, Series 2006-7

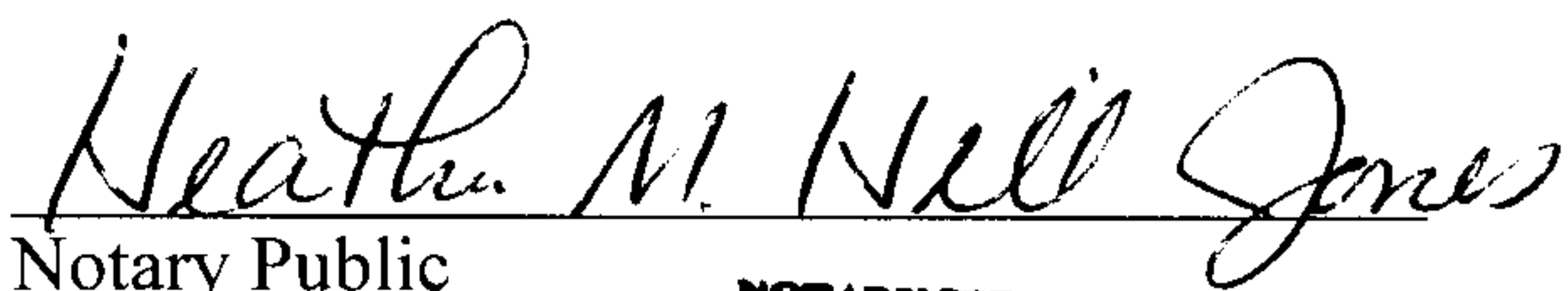
By: 
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, whose name as auctioneer and attorney-in-fact for CitiBank, N.A. as Trustee for the Holders of Bear Stearns ALT-A Trust 2006-7, Mortgage Pass-Through Certificates, Series 2006-7, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact 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 and official seal on this 05/09/2008.


Notary Public

My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 10, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727


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Shelby Cnty Judge of Probate, AL
05/20/2008 12:26:35PM FILED/CERT