


STATE OF ALABAMA)
COUNTY OF SHELBY)


20080703000272060 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/03/2008 02:37:20PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that,

WHEREAS, heretofore, on to-wit: April 7, 2006, Geraldine Williams, an unmarried woman, Mortgagor, executed a certain mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Acoustic Home Loans, LLC., said mortgage being recorded in Deed Book 2006, at Page 173720 on April 13, 2006, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the Assignee, U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, 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, 112 North Main Street, Columbiana, Alabama, 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 power and authority contained in same, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchases at said sale; and it was further provided in and by said mortgage that the Nominee 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 U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, as Assignee, did declare all of the indebtedness secured by the mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclose of said mortgage in accordance with the terms thereof, by U.S. Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation published in Shelby, Alabama in its issues of March 12, 2008, March 19, 2008 and March 26, 2008.

WHEREAS, on April 4, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, as Assignee, did offer for sale and sell at public outcry, in front of the Courthouse door, 112 North Main Street, Columbiana, Alabama, Shelby County, Alabama, the property hereinafter described as; and

WHEREAS, Marcus Clark, as the auctioneer who conducted said foreclosure sale and was the person conducting the sale for U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, and

WHEREAS, U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7 was the highest and best bidder in the amount of One Hundred Eighteen Thousand Six Hundred Forty One and 86/100 (\$118,641.86) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, by and through Marcus Clark, as auctioneer conducting the sale and as attorney-in-fact for said Mortgagee, does hereby remise, release, quit claim and convey unto U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity 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 CHINABERRY SUBDIVISION, PHASE II, FINAL PLAT, AS RECORDED IN MAP BOOK 34, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

More commonly known as **156 Chinaberry Lane, Maylene, AL 35114**

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions rejected in the mortgage and those contained in the recorded of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being without warranty or recourse, express or implied, or to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled to thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing Grantors hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or party claiming through the owner has filed bankruptcy prior to the date of the his foreclosure sale.

TO HAVE AND TO HOLD, the above described property unto the said U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7; its successors and assigns forever, subject, however to the statutory right of redemption on the party of those entitled to redeem as provided by the laws of the State of Alabama; also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record I the aforesaid Probate Office.

IN WITNESS WHEREOF, the said U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7, as Assignee by and through Marcus Clark as auctioneer conducting said sale and as attorney -in-fact for said mortgage/transferee caused these presents to be executed on the 4th day of April, 2008.

U.S. Bank National Association, as trustee,
on behalf of the holders of the Home Equity
Asset Trust 2006-7 Home Equity Pass
Through Certificates, Series 2006-7

By: Marcus Clark

Auctioneer who conducted said sale and
attorney-in-fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marcus Clark, whose name as auctioneer and attorney-in-fact for the said U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7 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 this conveyance, he, in his capacity as such auctioneer attorney-in-fact, executed the same voluntarily on the day the same bears date and as the act of said transferee/mortgagee.


Given under my hand and official seal this 4th day of April, 2008.

Melody Bates
Print: Melody Bates
NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES 07-27-2011

[seal]


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**THIS INSTRUMENT WAS
PREPARED BY:**

Albertelli Law
Paul R. Knighten, Of Counsel
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Atlanta, Georgia 30303
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SEND TAX NOTICE TO:

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After recording return to:

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