

SEND TAX NOTICE TO:
Select Portfolio Servicing, Inc.
3815 SW Temple
Salt Lake City, UT 84115

(#0011339900)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of April, 2006, Larry N. McAnnally, a single person and Stephanie E. McNeill, a single person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for First Franklin A Division of Nat. City Bank of IN., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060504000210530, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10 ("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 U.S. Bank National Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10 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 September 10, 2008, September 17, 2008, and September 24, 2008; and

WHEREAS, on October 7, 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 U.S. BankNational Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10 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, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank National Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10; and

WHEREAS, U.S. Bank National Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10 , was the highest bidder and best bidder in the amount of Sixty-Eight Thousand Six Hundred Five And 29/100 Dollars (\$68,605.29) on the indebtedness secured by said mortgage, the said U.S. BankNational Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10 , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A lot parcel of land situated in NE 1/4 of SE 1/4 of Section 34, Township 21 South Range 4 West and being more particularly described as follows: Commence at the Southwest corner of the above said quarter-quarter, thence run easterly and along the south line for 290.00 feet to the point of beginning; thence continue along the described course for 210.0 feet; thence turn an angle to the left of 90 degrees 00 minutes and run West for 210.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and run South for 210.00 feet to the point of beginning. Also a right of way or road for ingrees and egress, being 20.00 feet width, with its centerline being described as follows: Commence at the Southwest corner of the NE 1/4 of SE 1/4 of Section 34, Township 21, South, Range 4 West; thence run easterly and along the south line for distance of 500.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and run North for 10.00 feet to the centerline of said road and point of beginning; thence turn an angle to the right of 90 degrees 00 minutes and run East for 240.00 feet, more or less, to a Shelby County gravel road.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10 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, U.S. BankNational Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this October 7, 2008.

U.S. Bank National Association, as trustee for First
Franklin Mortgage Loan Trust 2006-FF10, Mortgage
Pass-Through Certificates, Series 2006-FF10
By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

By: _____

Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for U.S. BankNational Association, as trustee for First Franklin Mortgage Loan Trust 2006-FF10, Mortgage Pass-Through Certificates, Series 2006-FF10, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this October 7, 2008.

Notary Public

My Commission Expires

MICHELLE CYNTHIA WILLIAMS
MY COMMISSION
EXPIRES 8/13/12

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