

MORTGAGE FORECLOSURE DEED

20090121000018120 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
01/21/2009 10:02:57AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Diana M. Sprayberry
5303002652

KNOW ALL MEN BY THESE PRESENTS: That Diana M. Sprayberry and Charles N. Sprayberry, husband and wife did, on to-wit, the February 4, 2005, execute a mortgage to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for First Magnus Financial Corporation, which mortgage is recorded in Instrument# 2005021000067470; said mortgage was transferred and assigned to Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust as recorded in Instrument # 20081212000464480 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 3, 10, 17, 2008; and

WHEREAS, on the January 6, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:53 o'clock a.m.p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust, in the amount of One Hundred Thirty-Six Thousand Seven Hundred Fourteen Dollars and Four Cents (\$136,714.04), which sum the said Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Thirty-Six Thousand Seven Hundred Fourteen Dollars and Four Cents (\$136,714.04), cash, the said Diana M. Sprayberry and Charles N. Sprayberry, husband and wife, acting by and through the said Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust, by Fran Clark, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust, by Fran Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Fran Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38, according to the Survey of Autumn Ridge as recorded in Map Book 12, Page 4, 5 and 6, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

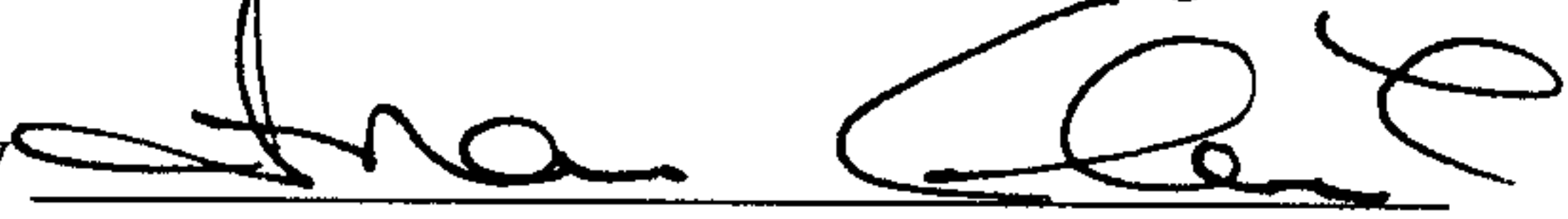
IN WITNESS WHEREOF, the said Bank of America NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-2Trust, has caused this instrument to be executed by Fran Clark, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Fran Clark, has executed this instrument in his capacity as such auctioneer on this the January 6, 2009.

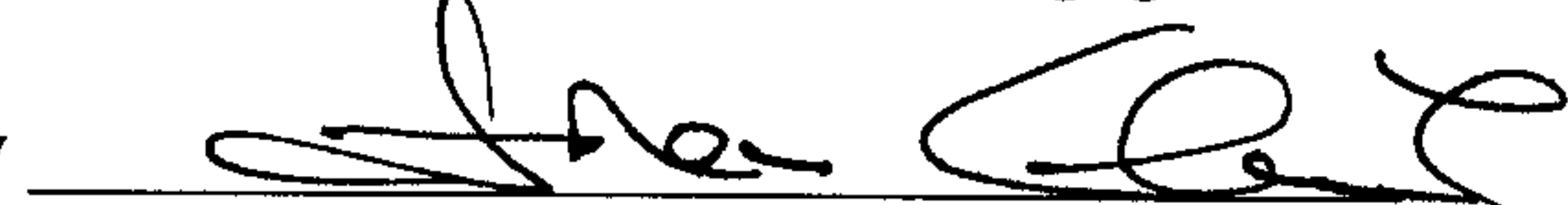
Diana M. Sprayberry and Charles N. Sprayberry, husband and wife
Mortgagors

Bank of America NA as trustee for WaMu Mortgage Pass-Through
Certificates Series 2005-2Trust
Mortgagee or Transferee of Mortgagee

By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

Bank of America NA as trustee for WaMu Mortgage Pass-Through
Certificates Series 2005-2Trust
Mortgagee or Transferee of Mortgagee

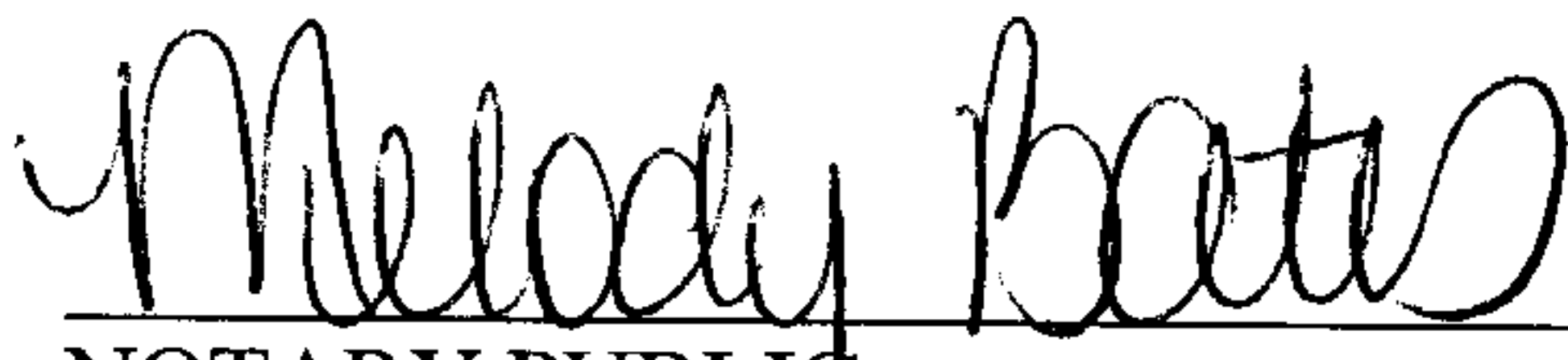
By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Fran Clark, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this January 6, 2009.


NOTARY PUBLIC

MY COMMISSION EXPIRES: **MY COMMISSION EXPIRES 07-27-2011**

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
08-008137

GRANTEE'S ADDRESS
JPMorgan Chase Bank, National Association
7255 Baymeadows Way
Jacksonville, Florida 32256


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