


SEND TAX NOTICE TO:
Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328


20090508000172750 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/08/2009 10:02:07 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of March, 2007, Brandee Santini-Eaton and Michael Eric Eaton, wife and husband, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20070314000114080, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1, by instrument recorded 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 Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1 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 February 4, 2009, February 11, 2009, and February 18, 2009; and

WHEREAS, on April 21, 2009, 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 Deutsche Bank National Trust

Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1 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 Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1; and


WHEREAS, Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1, was the highest bidder and best bidder in the amount of Two Hundred Thirty-One Thousand Four Hundred Forty-Seven And 29/100 Dollars (\$231,447.29) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1, 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 Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest 1/4 of Northwest 1/4 of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama. Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama, for the point of beginning; thence run South 89 degrees 23 minutes 51 seconds East for 298.23 feet to the West edge of a 60 foot wide easement; thence turn an angle of 80 degrees 55 minutes 42 seconds to the right for a distance of 74.55 feet; thence turn an angle of 28 degrees 39 minutes 02 seconds to the right for a distance of 485.40 feet; thence turn an angle of 69 degrees 55 minutes 41 seconds to the right for a distance of 142.6 feet, more or less to the West boundary line of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 20 South, Range 1 East; thence run North 00 degrees 13 minutes 24 seconds West along said West boundary line for 530.7 feet, more or less to the point of beginning.

Also, a 60 foot wide easement for ingress, egress and utilities, the centerline of which is described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 20 South, Range 1 East; thence run East along the North boundary line of said 1/4-1/4 section for a distance of 328.61 feet; thence turn an angle of 80 degrees 55 minutes 42 seconds to the right and run 77.42 feet to the point of beginning; thence turn an angle 180 degrees 00 minutes to the right and run 648.11 feet; thence turn an angle of 11 degrees 08 minutes 47 seconds right and run 492.50 feet; thence turn an angle of 04 degrees 26 minutes 42 seconds left and run 158.69 feet; thence turn an angle of 04 degrees 56 minutes 28 seconds left and run 342.21 feet to the Southerly right of way line of Shelby County, Road No. 32 for the point of beginning.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1 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


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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, Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1, 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 April 21, 2009.

Deutsche Bank National Trust Company, as Trustee
for HSI Asset Securitization Corporation Trust 2007-
WF1

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 Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-WF1, 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 April 21, 2009.


Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires: Apr 5, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITER

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



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