

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Jeron Harville
0729846287

KNOW ALL MEN BY THESE PRESENTS: That Jeron Harville, An Unmarried Man did, on to-wit, the December 13, 2006, execute a mortgage to Washington Mutual Bank, which mortgage is recorded in Instrument # 20061228000630620; Loan Modification recorded in Instrument # 20080812000324350; said mortgage was transferred and assigned to CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust as recorded in Instrument # 20081212000463870 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 CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust 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 May 13, 20, 27, 2009; and

WHEREAS, on the June 8, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:45 o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust 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 CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust, in the amount of Four Hundred Forty-One Thousand Dollars and No Cents (\$441,000.00), which sum the said CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust; 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 Four Hundred Forty-One Thousand Dollars and No Cents (\$441,000.00), cash, the said Jeron Harville, An Unmarried Man, acting by and through the said CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust, by Fran Clark, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust, 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 CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust, the following described real estate situated in Shelby County, Alabama, to-wit:

From the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 10, Township 19 South, Range 1 West, run in a Northerly direction along the West line of said quarter-quarter section for a distance of 328.20 feet to a point on the Northwest Right of Way line of the New Dunnivant Valley Road, said point being the point of beginning of the parcel herein described, thence continue Northerly along the West line of said quarter-quarter section 116.05 feet to the Southeast Right of Way line of the Old Dunnivant Valley Road; thence turn an angle of 17 degrees 35' right and run in a Northeasterly direction along said Southeast Right of Way of said road 210.34 feet; thence turn an angle of 4 degrees and 02' left and run Northeasterly along said road right of way 215.12 feet; thence turn an angle of 2 degrees 03' right and run Northeasterly along said road right of way 264.24 feet; thence turn an angle of 5 degrees 48' left and run Northeasterly along said road right of way 140.40 feet; thence turn an angle of 14 degrees 35' right of run Northeasterly along said road right of way 107.72 feet to a point on the North line of said quarter-quarter section; thence turn an angle of 65 degrees 32' right and run along said North line of said quarter-quarter section 228.80 feet, more or less to the Northwest Right of Way line of the New Dunnivant Valley Road, thence run in a Southwesterly direction along the Northwest Right of Way line of said New Dunnivant Valley Road 1125.51 feet, more or less, subject to Easements of record. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust, 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.


20090625000245360 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/25/2009 12:06:17 PM FILED/CERT

IN WITNESS WHEREOF, the said CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust, 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 June 8, 2009.

Jeron Harville, An Unmarried Man
Mortgagors

CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust
Mortgagee or Transferee of Mortgagee

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

CitiBank NA, as trustee for WaMu Series 2007-HE2 Trust
Mortgagee or Transferee of Mortgagee

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

By Fran Clark
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 June 8, 2009.

Melody Bates
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
08-007220

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


20090625000245360 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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