


**MORTGAGE FORECLOSURE DEED**

  
20090820000320700 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/20/2009 12:12:28 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
)

Jeffrey J. Segar  
5303659840

KNOW ALL MEN BY THESE PRESENTS: That Jeffrey J. Segar and Micah L. Segar, Husband and Wife did, on to-wit, the March 20, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for GreenPoint Mortgage Funding, Inc., which mortgage is recorded in Instrument 20060328000143330; said mortgage was transferred and assigned to U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 Trust as recorded in Instrument #20090721000279720 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 U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 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 July 15, 22, 29, 2009; and

WHEREAS, on the August 10, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:55 o'clock a.m/p.m. between the legal hours of sale, said foreclosure sale was duly and properly conducted, and U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 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 U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 Trust, in the amount of Three Hundred Twenty-Eight Thousand Five Hundred Thirty Dollars and Sixty-Seven Cents (\$328,530.67), which sum the said U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 Trust offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 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 Three Hundred Twenty-Eight Thousand Five Hundred Thirty Dollars and Sixty-Seven Cents (\$328,530.67), cash, the said Jeffrey J. Segar and Micah L. Segar, Husband and Wife, acting by and through the said U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 Trust, by Fran Clark, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 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 U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 Trust, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Smokey Ridge Estates, as recorded in Map Book 32, Page 78, in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD THE above described property unto U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 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.




IN WITNESS WHEREOF, the said U.S. Bank, National Association as trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2006-5 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 August 10, 2009.


Jeffrey J. Segar and Micah L. Segar, Husband and Wife  
Mortgagors

U.S. Bank, National Association as trustee for WAMU Mortgage Pass  
Through Certificate for WMALT Series 2006-5 Trust  
Mortgagee or Transferee of Mortgagee

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

U.S. Bank, National Association as trustee for WAMU Mortgage Pass  
Through Certificate for WMALT Series 2006-5 Trust  
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 August 10, 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  
09-009209

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

  
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