

**Send Tax Notice To:**

US Bank National Association, as Trustee for Structured Asset Securities  
Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1  
c/o Wells Fargo Bank, N. A.  
2324 Overland Avenue  
MAC#B6955-01C  
Billings, MT 59102

**When Recorded Return to:**

John J. Keeling, Esq.  
Morris|Hardwick|Schneider, LLC  
2718 20<sup>th</sup> Street South, Suite 210  
Birmingham, AL 35209

STATE OF ALABAMA )

COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 8th day of December, 2006, Aaron Schulz and Dawn Schulz, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for EquiFirst Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20061221000621810, said mortgage having subsequently been transferred and assigned to US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1 ("Transferee"), by instrument executed on May 18, 2012 and recorded on May 24, 2012 as Instrument Number 20120524000185330, in the aforesaid Probate Office; 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 the same, the Transferee or any person conducting said sale for the Transferee was authorized to execute



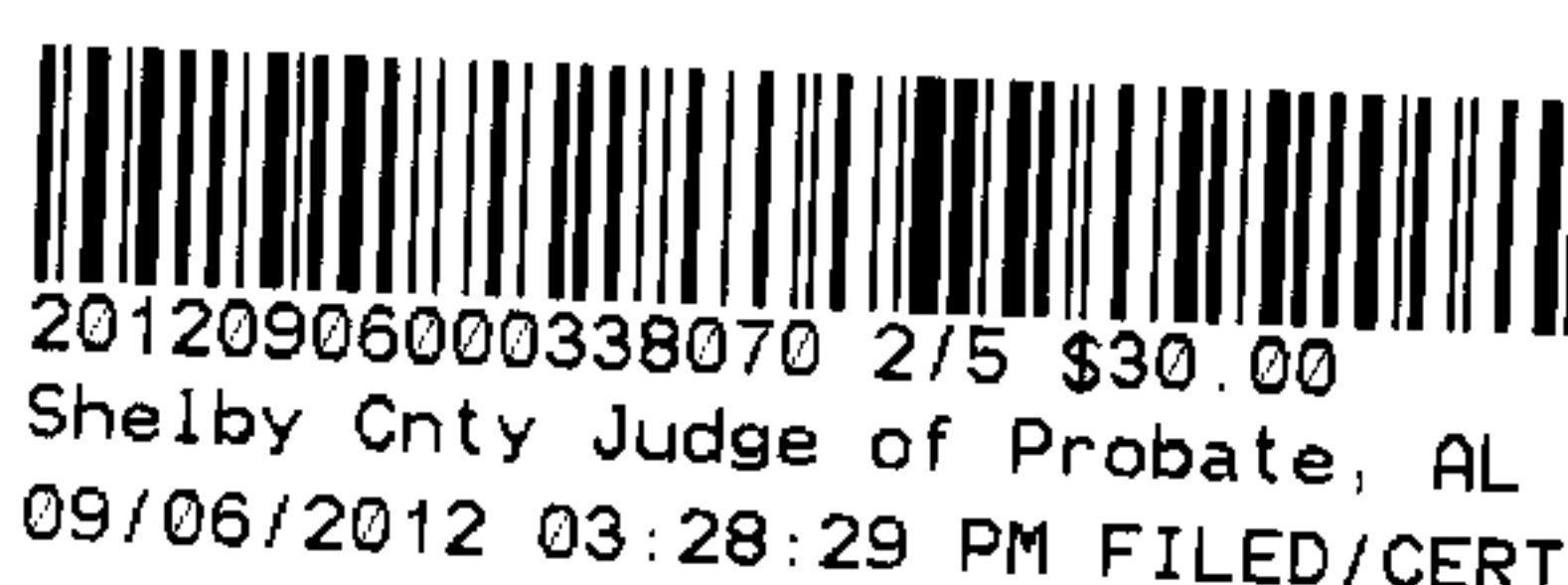
title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1 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 July 25, 2012, August 1, 2012, August 8, 2012; and

WHEREAS, on August 16, 2012, 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 US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1 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, James A. Smith was the agent and the person conducting the sale for said US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1; and

WHEREAS, US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1, was the highest bidder and best bidder in the amount of One Hundred Twenty-Nine Thousand Six Hundred Twenty-Five and 00/100 Dollars (\$129,625.00) on the indebtedness secured by said mortgage, the said US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1, by and through John J. Keeling as attorney for said Transferee, does hereby convey unto US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1 all of its right, title, and interest in and to the following






described property situated in Shelby County, Alabama, to-wit:

Lot 911, according to the map and survey of Old Cahaba, Sector 9, as recorded in Map Book 26 Page 149 in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama. Commonly known as 128 Cahaba Club Drive Helena, AL 35080, however by showing this address no additional coverage is provided. Being the same property as acquired by Aaron Schulz and Dawn Schulz, husband and wife, by virtue of that certain General Warranty Deed, dated 10/28/2005 from Trent A. Hatfield and Melonee Hatfield, husband and wife, recorded in public records of Shelby County, Alabama on 11/01/2005 at Instrument No. 20051101000565310

TO HAVE AND TO HOLD the above described property unto US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the entitled to redeem as provided by the laws in the State of Alabama; and also subject to encumbrances, recorded or unrecorded easements, liens, taxes, assessments, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1 has caused this indenture to be executed by and through John J. Keeling as attorney for said Transferee, and said John J. Keeling, as attorney for said Transferee, has hereto set his/her hand and seal on this the 27<sup>th</sup> day of August, 2012.

  
20120906000338070 3/5 \$30.00  
Shelby Cnty Judge of Probate, AL  
09/06/2012 03:28:29 PM FILED/CERT

US Bank National Association, as Trustee for  
Structured Asset Securities Corporation Mortgage Pass-  
Through Certificates, Series 2007-EQ1

By:

  
John J. Keeling, Attorney for Transferee

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John J. Keeling whose name as Attorney for US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1., 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/she as such Attorney for US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and seal of office this 27 day of August, 2012.


Jacklyn Lee Collier  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 15, 2016  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:

John J. Keeling, Esq.  
Morris|Hardwick|Schneider, LLC  
2718 20<sup>th</sup> Street South, Suite 210  
Birmingham, AL 35209

  
20120906000338070 4/5 \$30.00  
Shelby Cnty Judge of Probate, AL  
09/06/2012 03:28:29 PM FILED/CERT



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Aaron Schutz and  
Mailing Address Dawn Schutz

Grantee's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
U.S. Bank National Association, as Trustee for  
Structured Asset Securities Corporation Mortgage  
Pass-Through Certificates, Series 200-EQ1 c/o Wells  
 Fargo Bank, N.A. 2324 Overland Avenue MAC#B6955-01C  
Billings, MT 59102

Property Address 128 Cahaba Club  
Drive Helena, AL 35060

Date of Sale 8-16-2012  
Total Purchase Price \$ 129,625.00



20120906000338070 5/5 \$30.00  
Shelby Cnty Judge of Probate, AL  
09/06/2012 03:28:29 PM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other Foreclosure bid price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-4-2012

Print Jacklyn Collier

Unattested \_\_\_\_\_  
(verified by)

Sign Jacklyn Collier  
(Grantor/Grantee/Owner/Agent) circle one