

Send Tax Notice To:

Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007
c/o IndyMac Mortgage Services, a Division of OneWest Bank
888 East Walnut Street
Pasadena, CA 91101

When Recorded Return to:

William G. Berry, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th 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 28th day of December, 2006, Jose Neftali Tejada, a single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for IndyMac Bank F.S.B., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20070110000015250, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007 ("Transferee"), by instrument executed on October 18, 2011 and recorded on November 16, 2011 as Instrument Number 20111116000346940, 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



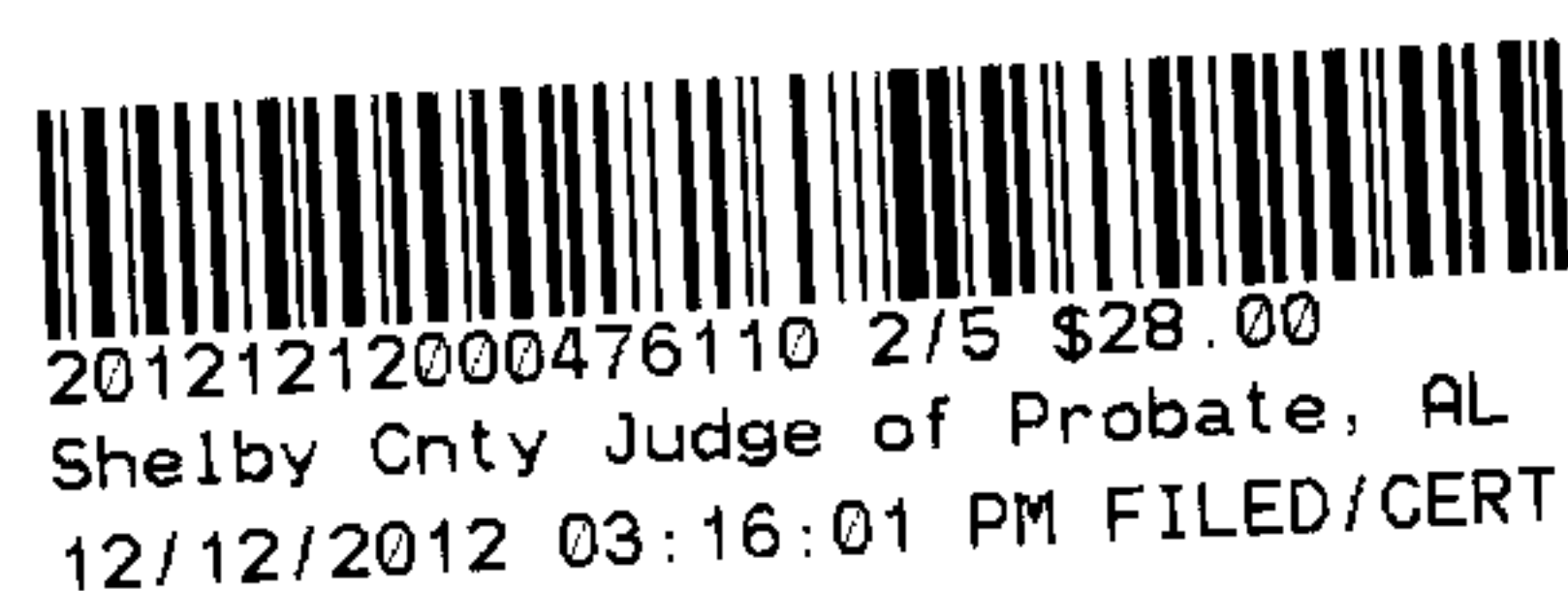
the same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007 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 August 22, 2012, August 29, 2012, September 5, 2012; and

WHEREAS, on September 20, 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 Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007 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 Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed

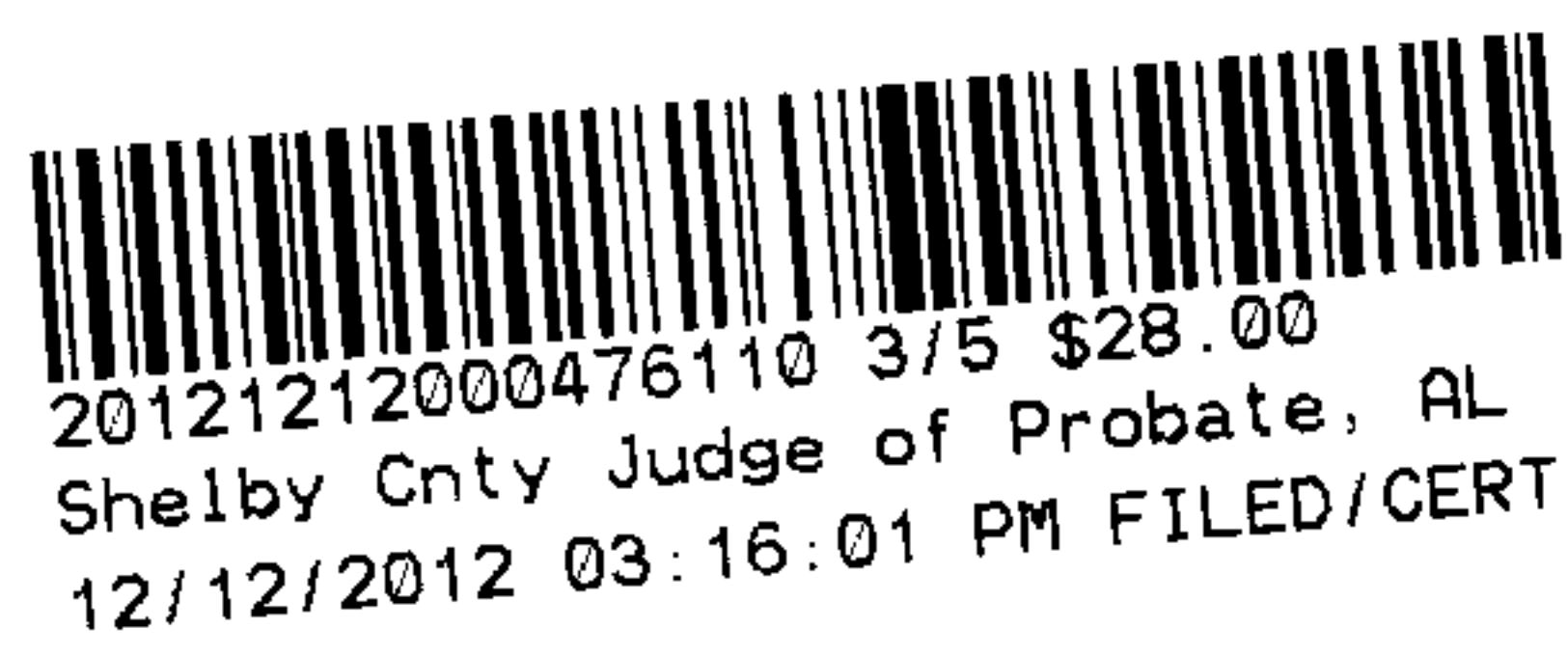


Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007, was the highest bidder and best bidder in the amount of One Hundred Six Thousand Five Hundred and 00/100 Dollars (\$106,500.00) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007, by and through William G. Berry as attorney for said Transferee, does hereby convey unto Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 6, according to the survey of Spring Gate Estates Phase III, as recorded in Map Book 21, Page 85, in the Probate Office of Shelby County, Alabama. Subject to all easements, restrictions and right-of-ways of record.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007 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, Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007



has caused this indenture to be executed by and through William G. Berry as attorney for said Transferee, and said William G. Berry, as attorney for said Transferee, has hereto set his/her hand and seal on this the 7 day of December, 2012.

Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007

By:

William G. Berry
William G. Berry, Attorney for Transferee

STATE OF GEORGIA)
COUNTY OF FULTON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William G. Berry whose name as Attorney for Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007., 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 Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-A under the Pooling and Servicing agreement dated Mar 1, 2007 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

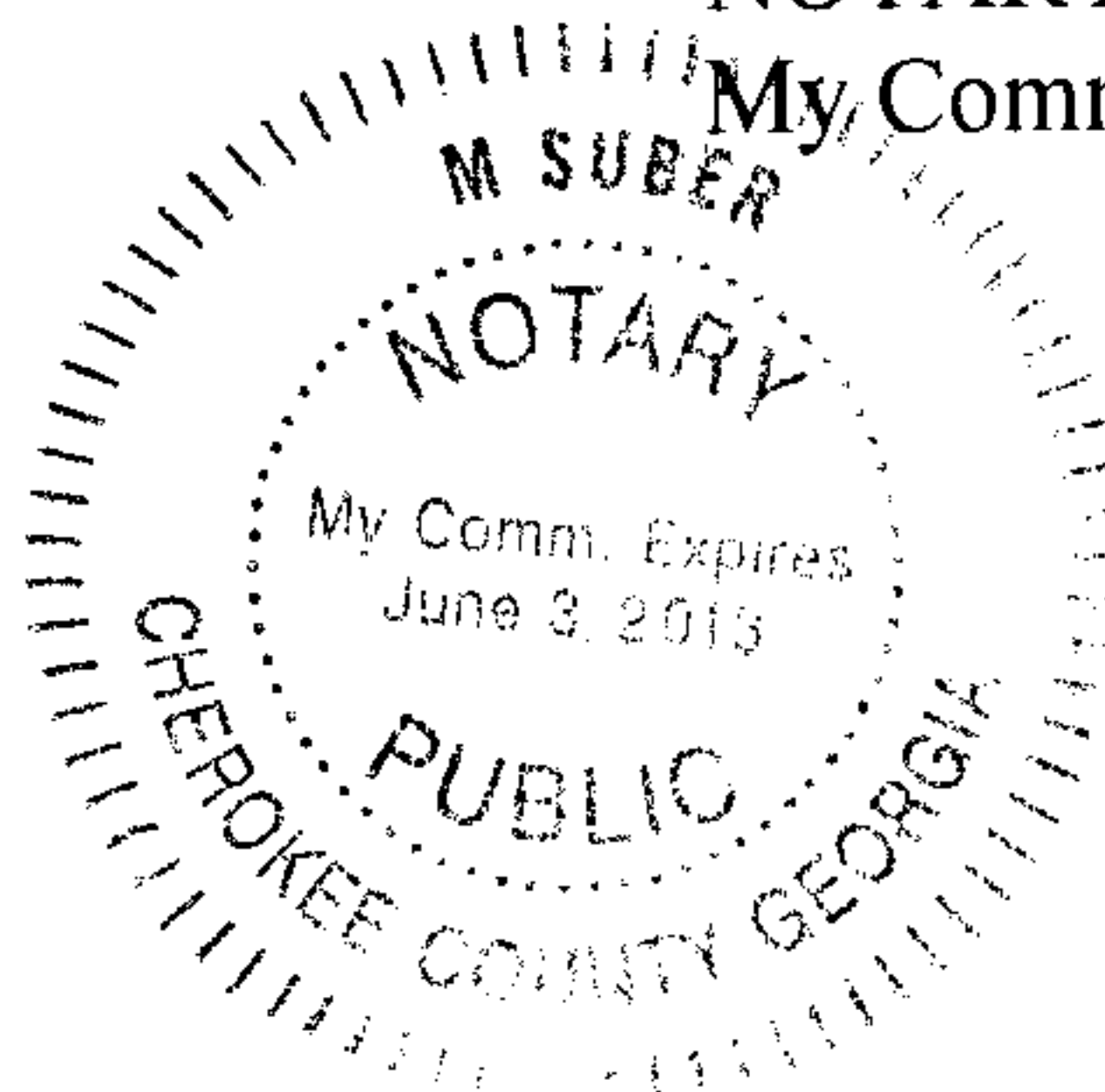
Given under my hand and seal of office this 7 day of December, 2012.


[Signature]
NOTARY PUBLIC

My Commission Expires: 6/3/13

This instrument prepared by:

William G. Berry, Esq.
Morris|Hardwick|Schneider, LLC
2718 20th Street South, Suite 210
Birmingham, AL 35209




20121212000476110 4/5 \$28.00
Shelby Cnty Judge of Probate, AL
12/12/2012 03:16:01 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 Jose Neftali Tejada
Mailing Address _____

Grantee's Name Deutsche Bank National Trust Company, as Trustee
Mailing Address of the Home Equity Mortgage Loan Asset-Backed
Trust Series INABS 2007-A, Home Equity Mortgage
Loan Asset-Backed Certificates, Series INABS 2007-A
under the Pooling and Servicing agreement dated Mar
1, 2007 c/o IndyMac Mortgage Services, a Division of
OneWest Bank 888 East Walnut Street Pasadena, CA 91101

Property Address 113 King James Circle
Alabaster, AL 35007

Date of Sale 9-20-2012
Total Purchase Price \$ 106,500.00
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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure bid Amount
☐ Closing Statement

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 12-7-2012

Print Jacklyn Collier

Unattested _____
(verified by)

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



20121212000476110 5/5 \$28.00
Shelby Cnty Judge of Probate, AL
12/12/2012 03:16:01 PM FILED/CERT

Print Form

Form RT-1