

SEND TAX NOTICE TO:
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

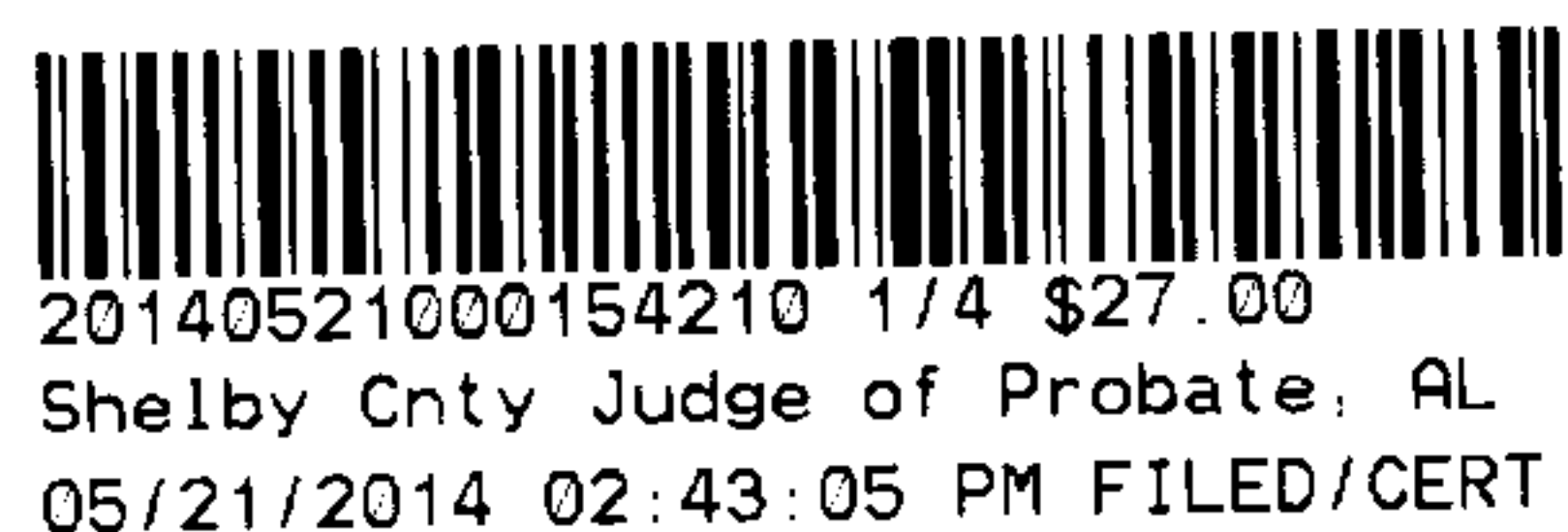
KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of February, 2007, Ronald Dean Kittinger, an unmarried man, executed that certain mortgage on real property hereinafter described to Lehman Brothers Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070313000113700, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2, by instrument recorded in Instrument Number 20140225000051670, 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 U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2 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 April 9, 2014, April 16, 2014, and April 23, 2014; and

WHEREAS, on May 12, 2014, 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 U.S. Bank National Association, as



Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2 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

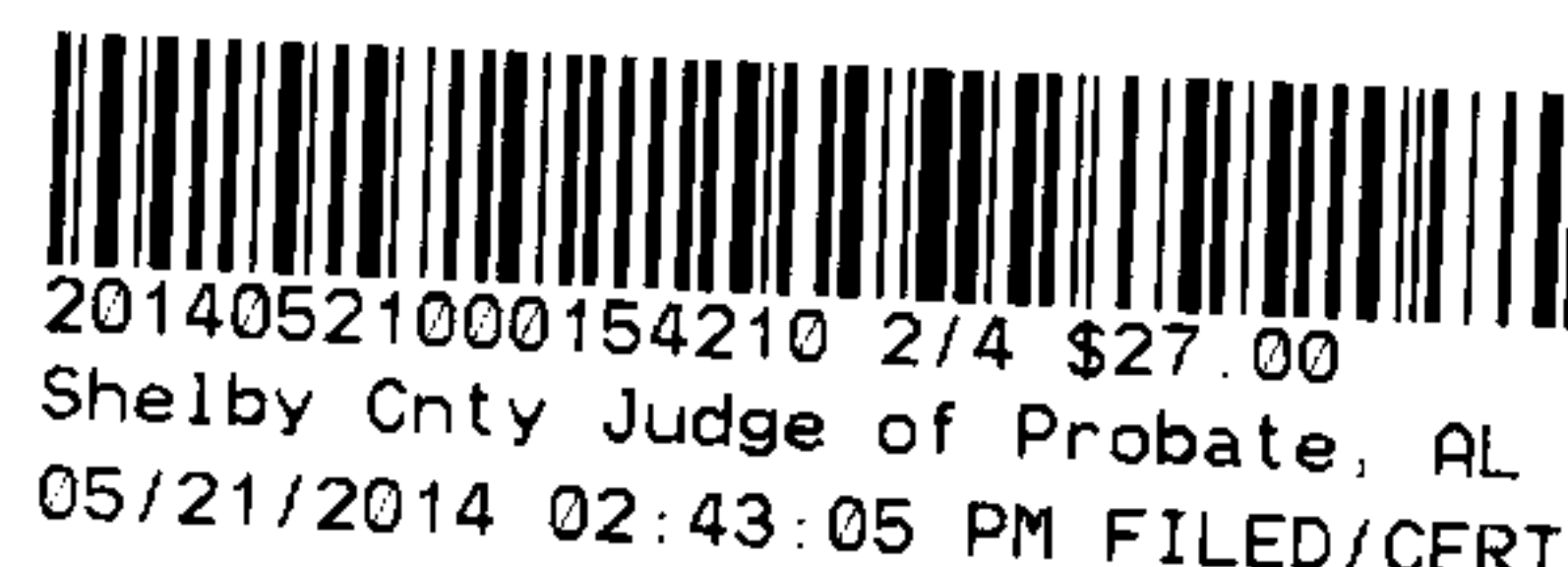
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2; and

WHEREAS, U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2 was the highest bidder and best bidder in the amount of Six Hundred Seventy-Three Thousand Six Hundred Eighty-Seven And 75/100 Dollars (\$673,687.75) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that part of the Northwest Quarter of Southwest Quarter of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of said Northwest Quarter of Southwest Quarter and run East along the North line thereof for a distance of 389.42 feet to the Point of Beginning, thence from said point of beginning continue East along the last described course for a distance of 256.50 feet to a point, thence turn right 90 degrees and run South for a distance of 82.98 feet, thence turn left 68 degrees 8 minutes 21 seconds and run Southeasterly for a distance of 454.82 feet to a point on the West line of Alabama Highway 119, thence run right 91 Degrees 33 minutes 52 seconds and run in a Southwesterly direction along said right of way for a distance of 144.83 feet to a point, thence turn right 88 degrees 25 minutes 12 seconds and run in a Northwesterly direction for a distance of 720.77 feet to a point, thence turn right 89 degrees 33 minutes 30 seconds and run in a Northeasterly direction for a distance of 126.47 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Less and except that portion of caption lands previously conveyed to Cahaba Seafood, Inc. by deed recorded in Real Record 004, Page 702, in the Probate Office. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2 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 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, U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 16 day of May, 2014.

U.S. Bank National Association, as Trustee for
Lehman Brothers Small Balance Commercial
Mortgage Pass-Through Certificates, Series 2007-2

By: AMN Auctioneering, LLC
Its: Auctioneer

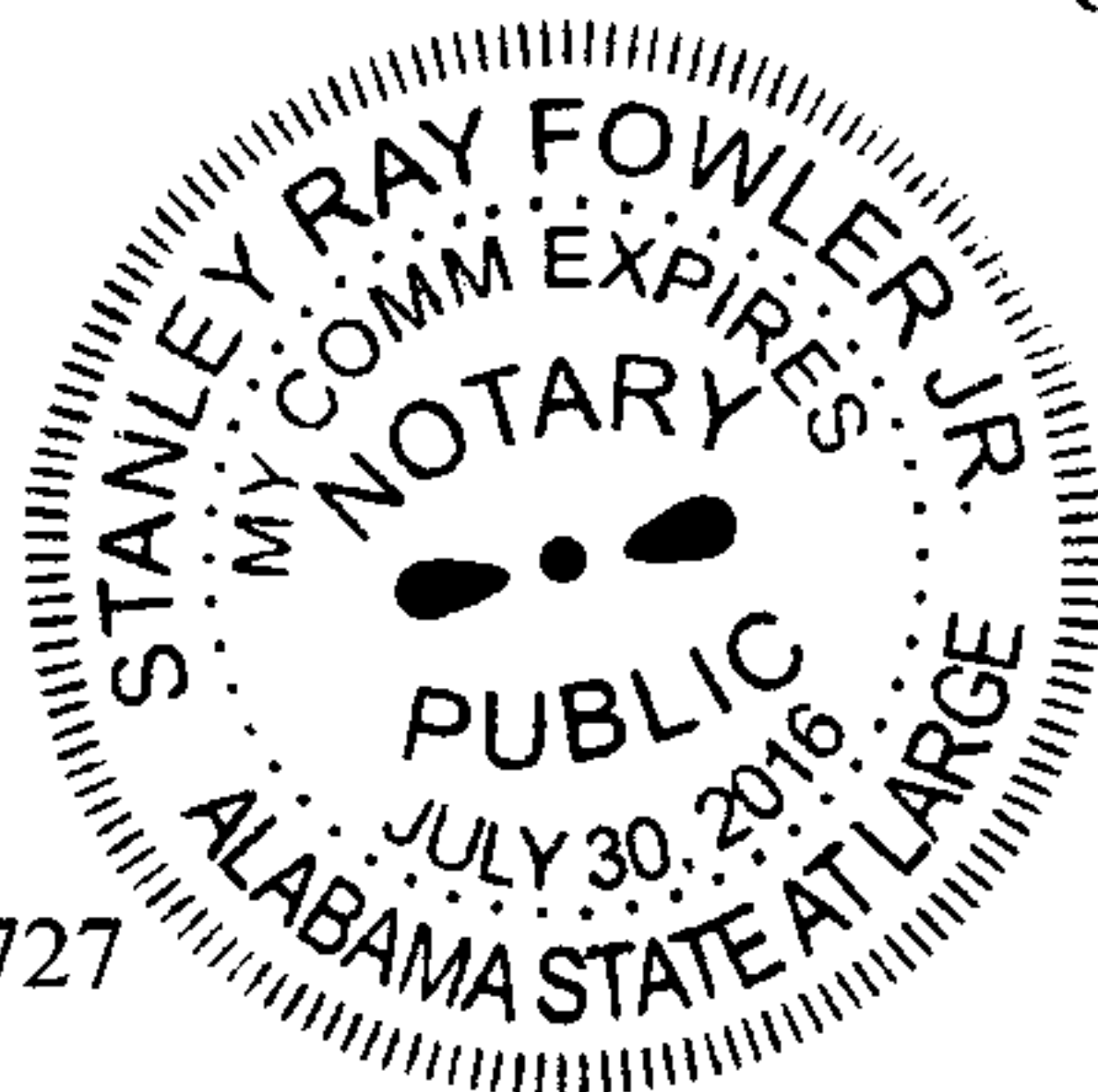
By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for U.S. Bank National Association, as Trustee for Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, Series 2007-2, 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 on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 16 day of May, 2014.



[Signature]
Notary Public
My Commission Expires: _____

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



20140521000154210 3/4 \$27.00
Shelby Cnty Judge of Probate, AL
05/21/2014 02:43:05 PM FILED/CERT



