

**THIS INSTRUMENT WAS PREPARED BY:**

David Sigler, Esq.  
244 Inverness Center Dr  
Ste 200  
Birmingham, AL 35242

**20160609000198920**

**06/09/2016 10:44:05 AM**  
**FCDEEDS 1/5**

**SEND TAX NOTICES TO:**

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
REGISTERED HOLDER OF MORGAN  
STANLEY ABS CAPITAL I INC. TRUST  
2007-HE1 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-HE1  
1661 Worthington Rd.  
Suite 100  
West Palm Beach, FL 33409

**GRANTOR**

Kristin A. Vickers  
3529 Brandywine RD NW  
Kennesaw, GA 30144-6055

Estate of Timothy D. Vickers  
3529 Brandywine Rd NW  
Kennesaw, GA 30144-6055

**GRANTEE**

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
REGISTERED HOLDER OF MORGAN  
STANLEY ABS CAPITAL I INC. TRUST  
2007-HE1 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-HE1  
1661 Worthington Rd.  
Suite 100  
West Palm Beach, FL 33409

Property Address: 6203 Manchester Circle, Pelham, AL 35124

Purchase Price: \$198,703.35 \*\*\*Mortgagee credit\*\*\*

Sale Date: May 24, 2016

STATE OF ALABAMA  
COUNTY OF SHELBY

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)

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on July 24, 2006, Timothy D. Vickers and Kristin A. Vickers, as joint tenants with right of survivorship, Husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as a nominee for Best Rate Funding Corp., a California Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument number, 20060804000379470; and subsequently transferred and assigned to Best Rate Funding Corp, and said assignment being recorded in Instrument Number, 20160407000113070; and subsequently transferred and assigned to New Century Mortgage

Corporation, and said assignment being recorded in Instrument Number, 20071113000520930; and subsequently transferred and assigned to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1, and said assignment being recorded in Instrument Number, 20160407000114110; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1 ("Transferee") 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 4, 2016, May 11, 2016, May 18, 2016; and

WHEREAS, on May 24, 2016, 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 and properly conducted, and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1, in the amount of \$198,703.35, which sum of money DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1 offered to credit on the indebtedness secured by said mortgage, and the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1, by and through David Sigler, as attorney for said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE



MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1, the following described property situated in Shelby County, Alabama, to-wit:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF PELHAM IN THE COUNTY OF SHELBY, AND STATE OF AL AND BEING DESCRIBED IN A DEED DATED 07/30/2000 AND RECORDED 08/09/2000 AS INSTRUMENT NUMBER 2000-27084 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LOT 37, ACCORDING TO THE SURVEY OF VALLEY STATION 2ND SECTOR AS RECORDED IN MAP BOOK 7, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF SAID LOT 37:

BEGINNING AT THE NORTHEAST CORNER OF LOT 37; RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 37 FOR A DISTANCE OF 74.07 FEET TO A CORNER ON THE EAST LINE OF SAID LOT 37; THENCE TURN AN ANGLE OF TO THE RIGHT OF 151 DEGREES 35 MINUTES 39 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 69.53 FEET TO A POINT ON THE CURVED SOUTH RIGHT OF WAY LINE OF MANCHESTER CIRCLE; THENCE TURN AN ANGLE TO THE RIGHT AND RUN ALONG SAID CURVED SOUTH RIGHT OF WAY LINE OF MANCHESTER CIRCLE FOR A DISTANCE OF 36.09 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL NO. 10-9-29-0-002-052.026

TO HAVE AND TO HOLD the above described property to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided

IN WITNESS WHEREOF, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I  
INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1  
has caused this instrument to be executed by and through David Sigler, as attorney for said  
Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his hand and  
seal on this the 8<sup>th</sup> day of June, 2016.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE  
REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE1  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1

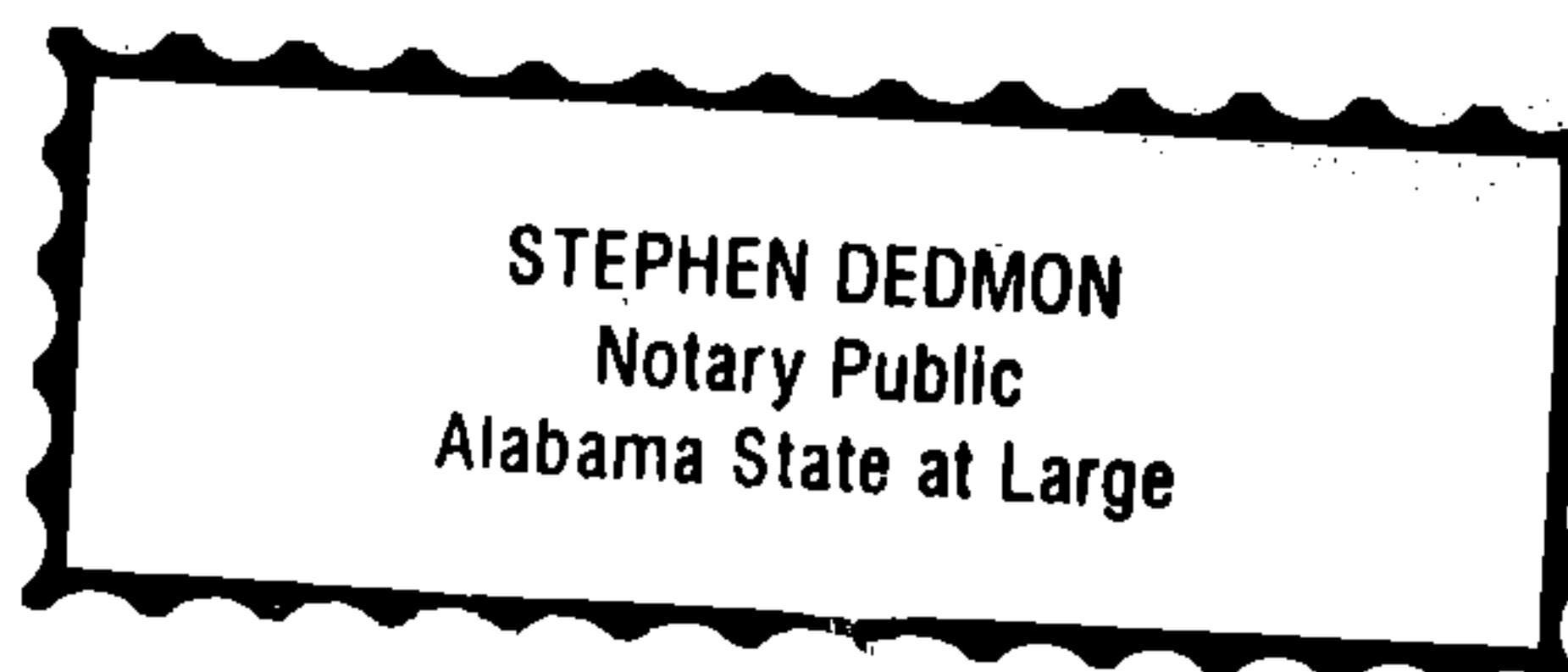
By: [Signature]  
David Sigler, Attorney for Transferee

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County and in said State, do  
hereby certify that David Sigler, whose name as Attorney for DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN  
STANLEY ABS CAPITAL I INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-HE1, 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 said  
conveyance, he, as such attorney for DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR THE REGISTERED HOLDER OF MORGAN STANLEY ABS CAPITAL I  
INC. TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1  
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, on this 8<sup>th</sup> day of June, 2016.

Stephen Dedmon  
Notary Public  
My Commission Expires: 5/11/19



[Signature]