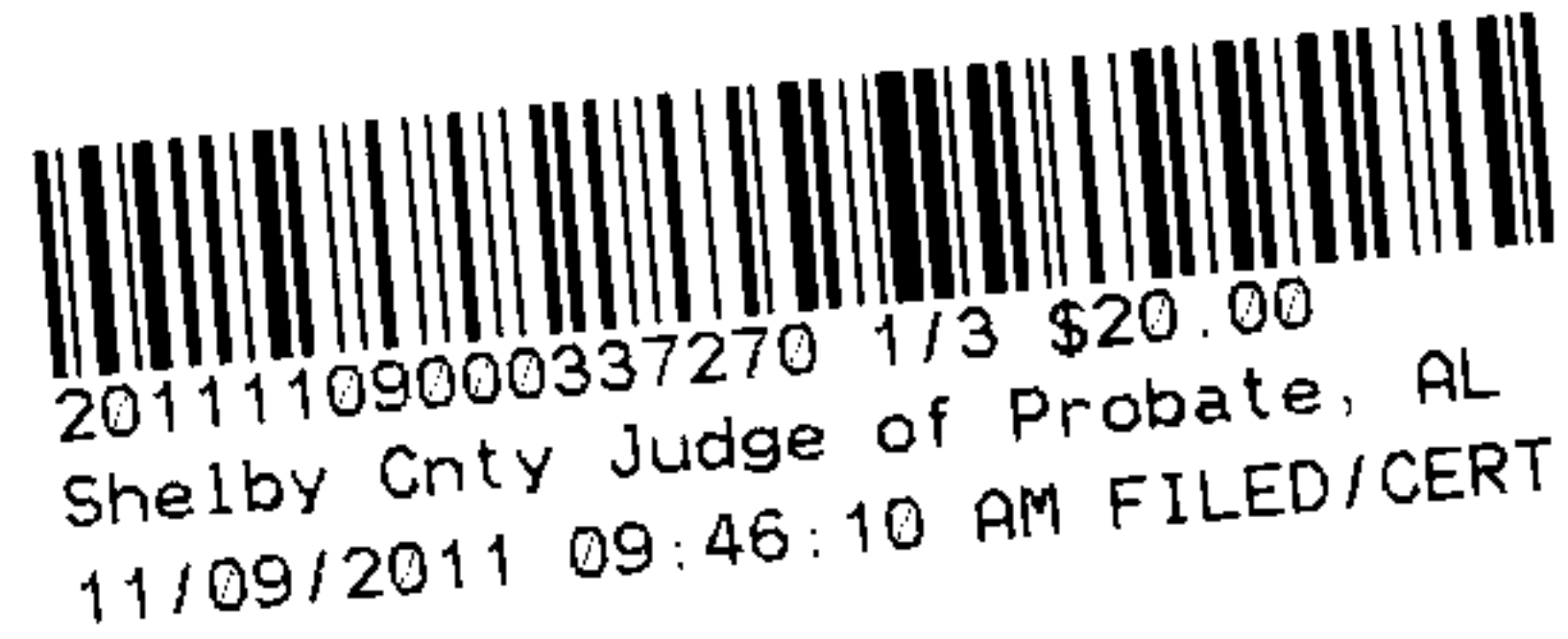


SEND TAX NOTICE TO:
CitiMortgage, Inc.
5280 Corporate Drive
Frederick, MD 21703

STATE OF ALABAMA)
SHELBY COUNTY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of July, 2002, Christy Lambert and Jason Lambert, husband and wife, executed that certain mortgage on real property hereinafter described to ABN AMRO Mortgage Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20020722000339210, and

WHEREAS, in and by said mortgage, the Mortgagee 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 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc. 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 October 5, 2011, October 12, 2011, and October 19, 2011; and

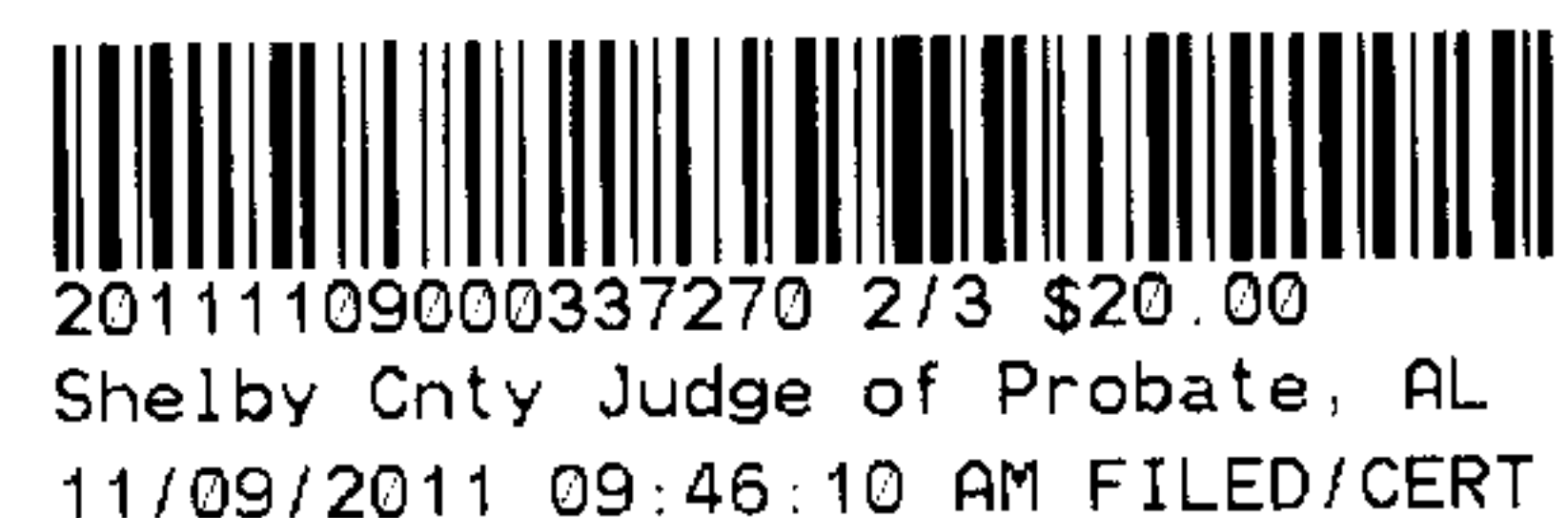
WHEREAS, on November 1, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc. did offer for sale and sell at public 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 CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc.; and

WHEREAS, CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc. was the highest bidder and best bidder in the amount of Seventy-Six Thousand Six Hundred Thirty-Six And 63/100 Dollars (\$76,636.63) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the point of intersection of the Harpersville public road with the Vincent public road in the Northwest Quarter of the Northeast Quarter of Section 16, Township 19 South, Range 2 East, and run thence along said Vincent public road North 41 degrees 45 minutes West for a distance of 580.00 feet; thence continue along said road North 78 degrees West a distance of 243.00 feet; run thence South 700.00 feet; run thence East 443.00 feet to the Point of beginning; run thence South 31 degrees East, 198.5 feet to the Harpersville public road; run thence North 2 degrees 30 minutes East a distance of 100.00 feet to a point in said road; continue along said road North 12 degrees 30 minutes East a distance of 296.00 feet to the point of intersection of the Harpersville public road with the Vincent public road and run thence along said Vincent public road North 41 degrees 45 minutes West a distance of 195.00 feet; thence run in a Southwesterly direction to the Point of Beginning. Less and except any part lying within the right of way of the public road.

Situated in Shelby County, Alabama.



TO HAVE AND TO HOLD the above described property unto CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc. 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, CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., 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 Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this

3 day of Nov, 2011.

20111109000337270 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
11/09/2011 09:46:10 AM FILED/CERT

CitiMortgage, Inc., successor by merger with
ABN AMRO Mortgage Group, Inc.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
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 CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., 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 Mortgagee.

Given under my hand and official seal on this 3 day of NOVEMBER, 2011

Angela King
Notary Public

My Commission Expires: SEPTEMBER 27, 2014

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

