

STATE OF ALABAMA)

COUNTY OF SHELBY)

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on August 15, 2006, to-wit: Teresa Lynn Loar aka Teresa L. Loar, unmarried, executed a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for CitiMortgage, Inc., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on October 18, 2006, in Document Number 20061018000515600, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to CitiMortgage, Inc., by assignment recorded February 8, 2012, and recorded in Document Number 20120208000047130, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the May 29, 2013, June 5, 2013, and June 12, 2013, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on June 25, 2013, and


WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, became the purchaser of the hereinafter described property at and for the sum of \$112,753.41, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, James J. Odom, Jr., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by CitiMortgage, Inc.;

NOW THEREFORE, IN consideration of the premises Teresa Lynn Loar aka Teresa L. Loar, unmarried, and CitiMortgage, Inc., both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** the following described real property situated in Shelby County, Alabama, 68 County Highway 213, Calera, AL 35040, but in the event of a discrepancy, the legal description shall control to-wit:

The following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NW Quarter of the SE Quarter of Section 9, Township 22 South, Range 2 West, thence run West along the North line of said quarter-quarter line a distance of 942.04 feet to the East R-O-W line of U.S. Hwy 31; thence turn an angle of 85 degrees 16 minutes 00 seconds left and run along said R-O-W line a distance of 398.29 feet; thence turn an angle of 86 degrees 00 minutes 00 seconds left and run a distance of 175.00 feet; thence continue in the same direction and run a distance of 147.48 feet to the West R-O-W line of ABT&T Transmission line being the point of beginning; thence turn an angle of 76 degrees 00 minutes 00 seconds right and run along said R-O-W line a distance of 24.08 feet; thence turn an angle of 4 degrees 56 minutes 00 seconds right and run along said R-O-W a distance of 60.54 feet; thence turn angle of 94 degrees 22 minutes 00 seconds right and run a distance of 116.07 feet thence turn an angle of 5 degrees 21 minutes 00 seconds left and run a distance of 40.62 feet thence turn an angle of 06 degrees 03 minutes 00 seconds right and run a distance of 100.00 feet; thence turn an angle of 00 degrees 23 minutes 52 seconds left and run a distance of 30.00 feet; thence turn an

  
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Shelby Cnty Judge of Probate, AL  
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angle of 94 degrees 43 minutes 28 seconds right and run a distance of 142.33 feet; thence turn and angle of 75 degrees 40 minutes 24 seconds right and run distance of 30.00 feet to the point of beginning. According to the survey of Rodney Y. Shiflett, RLS No. 21784, Dated April 28, 2000.

TO HAVE AND TO HOLD unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA** under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Teresa Lynn Loar aka Teresa L. Loar, unmarried, and CitiMortgage, Inc., have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Teresa Lynn Loar aka Teresa L. Loar, unmarried  
and CitiMortgage, Inc.

BY: \_\_\_\_\_

James J. Odom, Jr.

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA


COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that James J. Odom, Jr., whose name as attorney-in-fact and auctioneer for Teresa Lynn Loar aka Teresa L. Loar, unmarried, and CitiMortgage, Inc., 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-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 18<sup>th</sup> day of July, 2013.

Anne P. Marshall  
Notary Public  
My Commission Expires: 3/7/2015

THIS INSTRUMENT PREPARED BY:  
ROBERT J. WERMUTH/anp  
Stephens Millirons, P.C.  
P.O. Box 307  
Huntsville, Alabama 35804

  
20130719000294200 2/3 \$22.00  
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**Grantees Address:**  
FNMA  
PO Box 650043  
Dallas, TX 75265-0043

**Grantors Address:**  
68 County Hwy. 213  
Calera, AL 35040

# Real Estate Sales Validation Form

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

Grantor's Name Teresa Lynn Loar  
Mailing Address 68 County Hwy. 213  
Calera, AL 35040

Grantee's Name FNMA  
Mailing Address P. O. Box 650043  
Dallas, TX 75265-0043

Property Address 68 County Hwy. 213  
Calera, AL 35040

Date of Sale 6/25/2013  
Total Purchase Price \$                     



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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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                                 |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Bid @ Sale: \$112,753.41 |
| <input type="checkbox"/> 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 7/10/2013

Print Robert J. Wermuth

           Unattested

Sign                     

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

ATTORNEY

Print Form

Form RT-1