

**THIS INSTRUMENT WAS PREPARED BY:**

Jason Tingle, Esq. *JS*  
2110 Devereux Circle  
Birmingham, AL 35243

**SEND TAX NOTICES TO:**

CitiMortgage, Inc.  
6400 Las Colinas Blvd  
Irving, TX 75039

**GRANTOR**


Tonya L. Browning  
104 Stone Hill Circle  
Pelham, AL 35124

**GRANTEE**

CitiMortgage, Inc.  
6400 Las Colinas Blvd  
Irving, TX 75039

Property Address: 104 Stone Hill Circle, Pelham, AL 35124  
Purchase Price: \$107,839.53 \*\*\*Mortgagee credit\*\*\*  
Sale Date: November 26, 2013

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20131210000475820 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
12/10/2013 09:54:59 AM FILED/CERT

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on November 4, 2011, Tonya L. Browning, a single woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Citibank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20111117000348340; and subsequently transferred and assigned to CitiMortgage, Inc., and said assignment being recorded in Instrument No., 20130807000321940; 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 City of 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

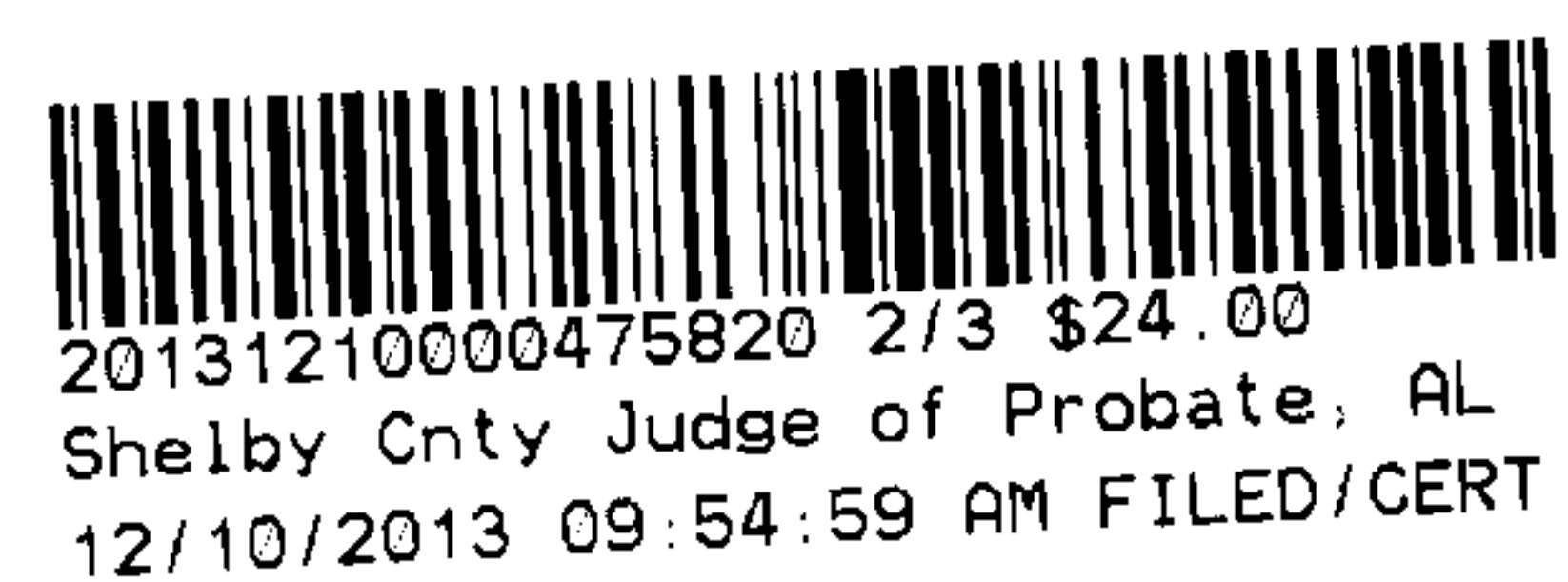
WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and CitiMortgage, Inc. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of October 23, 2013, October 30, 2013, November 6, 2013; and

WHEREAS, on November 26, 2013, 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 Kenneth Youngblood did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Kenneth Youngblood was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said CitiMortgage, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of CitiMortgage, Inc., in the amount of \$107,839.53, which sum of money CitiMortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., by and through Kenneth Youngblood, as Auctioneer conducting said sale and as Attorney-in-Fact for CitiMortgage, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said CitiMortgage, Inc., the following described property situated in Shelby County, Alabama, to-wit:

Lot 135, according to the survey of the cottages at Stonehaven, third addition, as recorded in Map Book 26, Page 15, in the Probate Office of Shelby County, Alabama.





TO HAVE AND TO HOLD the above described property to CitiMortgage, Inc. and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, CitiMortgage, Inc. and Tonya L. Browning have caused this instrument to be executed by and through Kenneth Youngblood, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Kenneth Youngblood, as Auctioneer conducting said sale on November 26, 2013.

CitiMortgage, Inc.

By: Kenneth Youngblood  
Kenneth Youngblood, Attorney-in-Fact

Tonya L. Browning

By: Kenneth Youngblood  
Kenneth Youngblood, The person acting as Auctioneer  
and conducting the sale as its Attorney-in-Fact

By: Kenneth Youngblood  
Kenneth Youngblood, As the Auctioneer and person  
making said sale

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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 Kenneth Youngblood, whose name as Attorney-in-Fact for Tonya L. Browning, and whose name as Attorney-in-Fact and agent for CitiMortgage, Inc.; and whose name as Auctioneer and person making said sale, 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/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 26<sup>th</sup> day of November, 2013.



Dorothy M. Veitch  
Notary Public  
State of Alabama  
Alabama State at Large

Dorothy M. Veitch  
Notary Public in and for the State of Alabama,  
at Large  
My Commission Expires: 6-28-14