

THIS INSTRUMENT WAS PREPARED

BY:

Jason Tingle, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

CitiMortgage, Inc.
1000 Technology Dr.
O'Fallon, MO 63368

GRANTOR

William G. Wigginton Jr.
438 Shamrock Ave S
Jacksonville, FL 32218

GRANTEE

CitiMortgage, Inc.
1000 Technology Dr.
O'Fallon, MO 63368

Rebecca R. Wigginton
438 Shamrock Ave S
Jacksonville, FL 32218

20161115000419770
11/15/2016 08:39:29 AM
FCDEEDS 1/3

Property Address: 112 Spring Street, Calera, AL 35040
Purchase Price: \$89,514.65***Mortgagee credit***
Sale Date: November 9, 2016

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 27, 2006, William G. Wigginton Jr. and Rebecca R. Wigginton, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Wilmington Finance, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument #, 20061106000543980; and subsequently transferred and assigned to CitiMortgage, Inc., and said assignment being recorded in Instrument #, 20151001000343340; 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,

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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. ("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 October 19, 2016, October 26, 2016, November 2, 2016; and

WHEREAS, on November 9, 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 CitiMortgage, Inc. 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, Janice Zornes 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 \$89,514.65, which sum of money CitiMortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., by and through Jason Tingle, as attorney for said CitiMortgage, Inc., does

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hereby GRANT, BARGAIN, SELL AND CONVEY unto the said CitiMortgage, Inc., the

following described property situated in Shelby County, Alabama, to-wit:

Lot 111, according to the Survey of Summerchase, Phase I, as recorded in Map Book 23, Page 7,
in the Probate Office of Shelby County, Alabama; being situated in 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. has caused this instrument to be executed
by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney
for said Transferee, has hereto set his hand and seal on this the 14TH day of
November, 2016.

CitiMortgage, Inc.

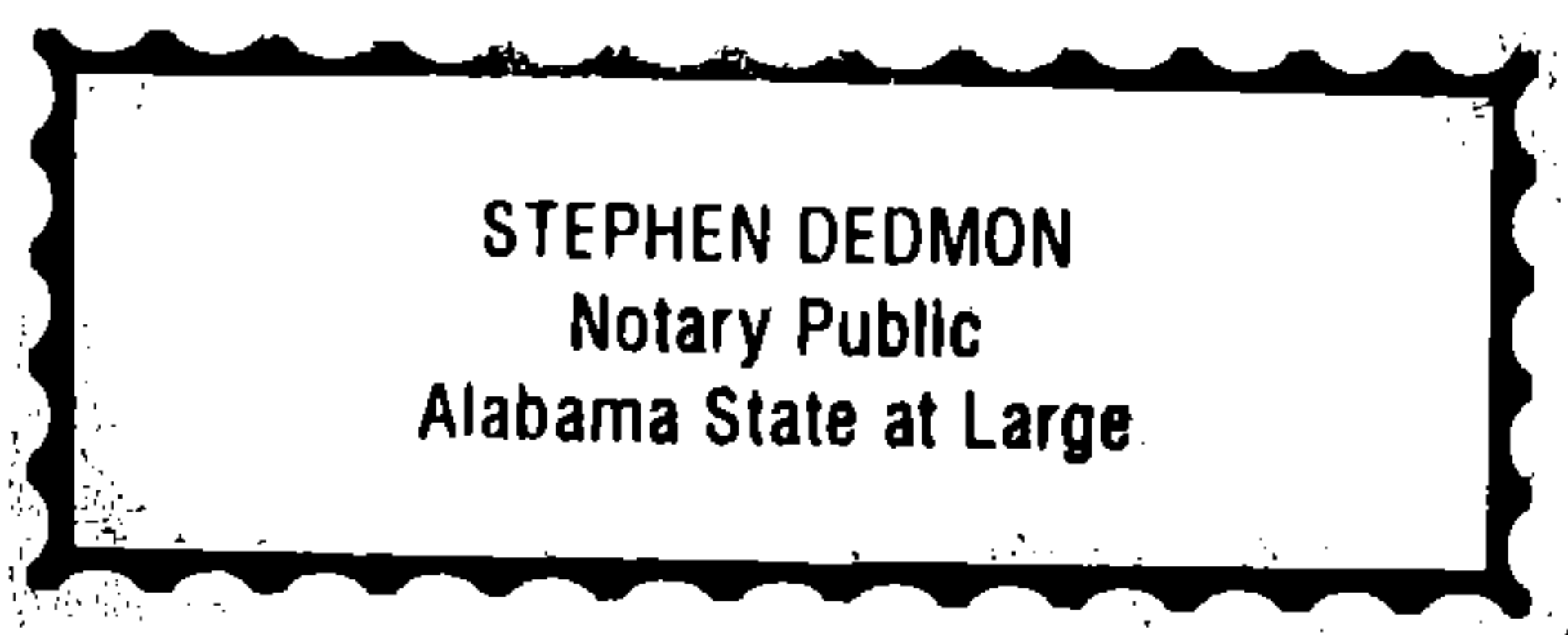
By: [Signature]
Jason Tingle, Attorney for Transferee

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 Jason Tingle, whose name as Attorney for 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 said conveyance, he, as such attorney for CitiMortgage, Inc. 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 14th day of November, 2016.

[Signature]
Notary Public
My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/15/2016 08:39:29 AM
\$25.00 CHERRY
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[Signature]