

SEND TAX NOTICE TO:
CitiFinancial Corporation
Foreclosure Department
7467 New Ridge Road, Suite 222
Hanover, MD 21076
(#01-0041-0204362)

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of August, 2000, Roy Anthony Wallis and wife, Jacqui Wallis, executed that certain mortgage on real property hereinafter described to Associates Financial Services Company of Alabama, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 2000/30229, 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 Associates Financial Services Company of Alabama, Inc., a division of Citifinancial Corporation 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,

Inst # 2002-19465
04/26/2002-19465
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HSB

a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 27, 2002, April 3, 2002, and April 10, 2002; and

WHEREAS, on April 26, 2002, 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 Associates Financial Services Company of Alabama, Inc., a division of Citifinancial Corporation 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Associates Financial Services Company of Alabama, Inc., a division of Citifinancial Corporation; and

WHEREAS, Associates Financial Services Company of Alabama, Inc., a division of Citifinancial Corporation was the highest bidder and best bidder in the amount of Thirty-One Thousand Two Hundred and 00/100 Dollars (\$31,200.00) on the indebtedness secured by said mortgage, the said Associates Financial Services Company of Alabama, Inc., a division of Citifinancial Corporation, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Associates Financial Services Company of Alabama, Inc., a division of Citifinancial Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commencing at the Southeast corner of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 0 degrees 17 minutes 47 seconds East, a distance of 3187.62 feet to the North right of way line of Shelby County Road No. 62 for the point of beginning; thence South 88 degrees 24 minutes 25 seconds West along said road right of way line for a distance of 180.05 feet; thence North 1 degree 35 minutes 33 seconds West, a distance of 626.13 feet; thence North 88 degrees 24 minutes 25 seconds East, a distance of 208.71 feet; thence South 1 degree 35 minutes 35 seconds East, a distance of 626.13 feet to said road right of way line; thence South 88 degrees 24 minutes 25 seconds West along said road right of way line for a distance of 28.66 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Associates Financial Services Company of Alabama, Inc., a division of Citifinancial Corporation, 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, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Associates Financial Services Company of Alabama, Inc., a division of Citifinancial Corporation, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 26th day of April, 2002.

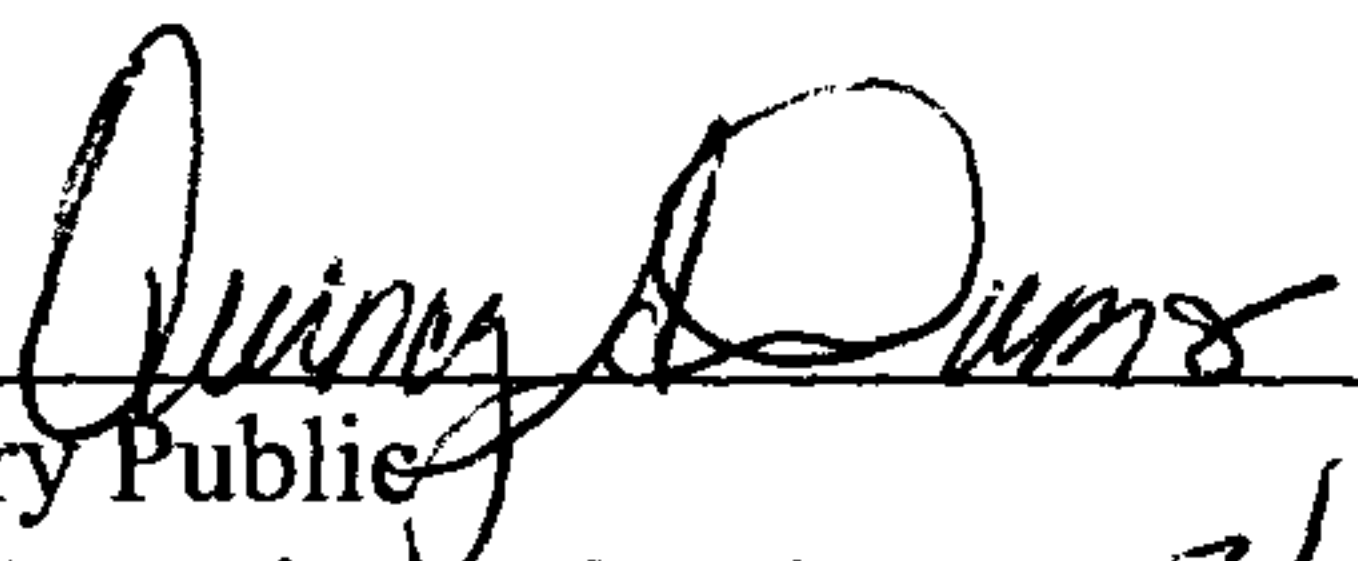
Associates Financial Services Company of Alabama, Inc., a division of Citifinancial Corporation

By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Associates Financial Services Company of Alabama, Inc., a division of Citifinancial Corporation, 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/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee.

Given under my hand and official seal on this 26th day of April, 2002.


Notary Public
My Commission Expires: 3/3/2003

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

Inst # 2002-19465
04/26/2002-19465
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE