


**THIS INSTRUMENT WAS PREPARED BY:**

Scott J. Humphrey, Esq.  
 3829 Lorna Road, Suite 312  
 Hoover, Alabama 35244

**SEND TAX NOTICES TO:**

CitiFinancial Mortgage Company, Inc.  
 1111 Northpoint Drive, Building 4, Suite 100  
 Coppell, TX 75019-3831

STATE OF ALABAMA )  
 )  
 COUNTY OF SHELBY )

  
 20021001000471850 Pg 1/3 18.00  
 Shelby Cnty Judge of Probate, AL  
 10/01/2002 08:18:00 FILED/CERTIFIED

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on June 30, 1997, Tab S. Moore and spouse, Sandra Moore, executed a certain mortgage on the property hereinafter described to First Family Financial Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 1997-20858; 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 the said First Family Financial Services, Inc. n/k/a CitiFinancial Mortgage Company, 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 The Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 19, June 26, July 3, and July 17, 2002; and

WHEREAS, on July 30, 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 and properly conducted, and First Family Financial Services, Inc. n/k/a CitiFinancial Mortgage Company, Inc. 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, Scott J. Humphrey was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said CitiFinancial Mortgage Company, Inc. f/k/a First Family Financial Services, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of CitiFinancial Mortgage Company, Inc. in the amount of Twenty-Nine Thousand and No/100 Dollars (\$29,000.00), which sum of money CitiFinancial Mortgage Company, Inc. f/k/a First Family Financial Services, Inc. offered to credit on the indebtedness secured by said mortgage, and the said CitiFinancial Mortgage Company, Inc. f/k/a First Family Financial Services, Inc., by and through Scott J. Humphrey, as Auctioneer conducting said sale and as Attorney-in-Fact for CitiFinancial Mortgage Company, Inc. f/k/a First Family Financial Services, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said CitiFinancial Mortgage Company, Inc., the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama and run thence Northerly along the East line of said 1/4-1/4 a distance of 160.55 feet to a point. Thence run an angle of 90 degrees 05 minutes 30 seconds to the left and run Westerly a distance of 385.86 minutes to the point of beginning of the property being described, thence turn an angle of 91 degrees 22 minutes to the right and run Northerly a distance of 315.87 feet to a point, thence turn an angle of 10 degrees 50 minutes to the right and run Northeasterly a distance of 137.51 feet to a point on the South line of Stone Drive, thence turn an angle of 104 degrees 14 minutes to the left and run Westerly along the said South line of Stone Drive a distance of 114.17 feet to a point on the East line of Shelby County Highway Number 61, thence turn an angle of 39 degrees 42 minutes to the left and run Southwesterly along said right of way line of highway 61 a distance of 128.44 feet to a point, thence turn an angle of 88 degrees 33 minutes to the left and run Southeasterly a distance of 413.70 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property to CitiFinancial Mortgage Company, 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, Tab S. Moore, Sandra Moore and CitiFinancial Mortgage Company, Inc. f/k/a First Family Financial Services, Inc. have caused this instrument to be executed by and through Scott J. Humphrey, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Scott J. Humphrey, as Auctioneer conducting said sale, has hereto set his hand and seal on this the 30th day of July, 2002.

TAB S. MOORE and SANDRA MOORE

By: 

SCOTT J. HUMPHREY, Attorney-in-Fact

CITIFINANCIAL MORTGAGE COMPANY, INC.  
f/k/a FIRST FAMILY FINANCIAL SERVICES, INC.

By: \_\_\_\_\_

SCOTT J. HUMPHREY, The person acting as  
Auctioneer and conducting the sale  
as its Attorney-in-Fact

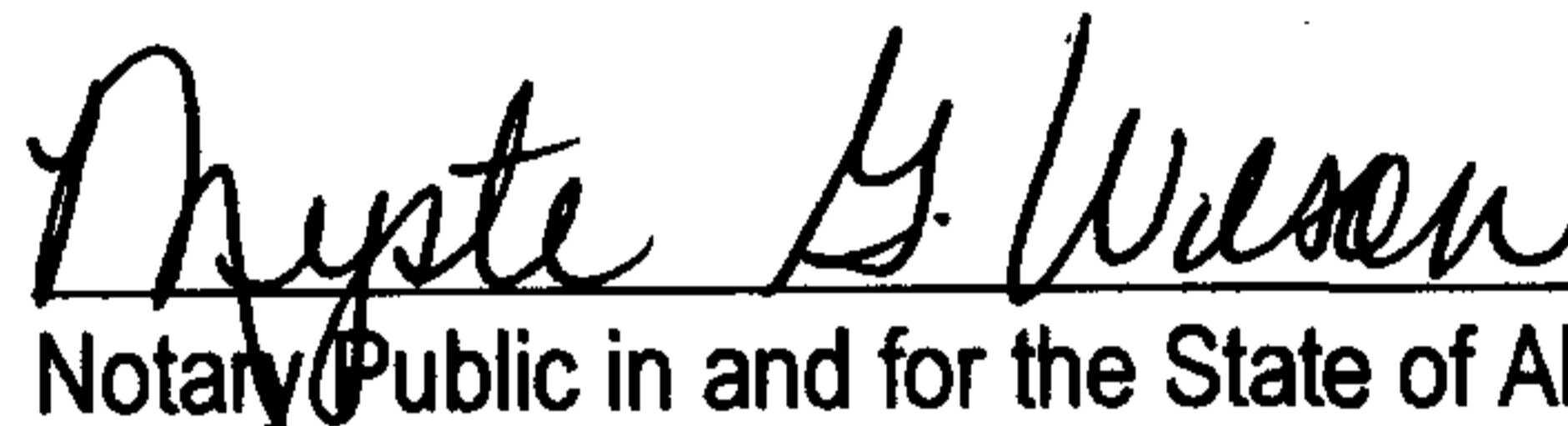
\_\_\_\_\_  
SCOTT J. HUMPHREY, As the Auctioneer and  
person making said sale

STATE OF ALABAMA            )  
COUNTY OF JEFFERSON    )

20021001000471850 Pg 3/3 18.00  
Shelby Cnty Judge of Probate, AL  
10/01/2002 08:18:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Scott J. Humphrey, whose name as Attorney-in-Fact for Tab S. Moore and Sandra Moore; whose name as Attorney-in-Fact and agent for CitiFinancial Mortgage Company, Inc. f/k/a First Family Financial Services, 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, in his 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, this the 30th day of July, 2002.



Notary Public in and for the State of Alabama,  
at Large

My Commission Expires:

**MYSTE G. WILSON**  
Notary Public, Alabama State at Large  
My Commission Expires November 1, 2005