

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Milligan R. Hudson
703658953

KNOW ALL MEN BY THESE PRESENTS: That, Milligan R. Hudson and wife, Mary Nell Hudson did, on to-wit, on January 5, 2001, execute a mortgage to 1st Residential Mortgage Corp., which mortgage is recorded in Instrument #2001-02121; said mortgage duly transferred and assigned to Dupont Mortgage Group, Inc., by instrument recorded in Instrument #2001-02122; further assigned to CitiMortgage, Inc., by instrument recorded in Instrument #2001-06424 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 11, 18, 25, 2003; and

WHEREAS, on the July 9, 2003, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Citimortgage, Inc. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Citimortgage, Inc., in the amount of Sixty-Eight Thousand Seven Hundred Forty-One And 97/100ths (\$68,741.97), which sum the said Citimortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Citimortgage, Inc.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Sixty-Eight Thousand Seven Hundred Forty-One And 97/100ths (\$68,741.97), cash, the said Milligan R. Hudson and wife, Mary Nell Hudson, acting by and through the said Citimortgage, Inc., by JOE CLARK, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Citimortgage, Inc., by JOE CLARK, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JOE CLARK, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Citimortgage, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

A lot or parcel of land in the Town of Helena, Alabama, more particularly described as follows: Commence at the Northeast corner of Major Wilson property at a point on the South line of Rich Mitchell property; thence run S 2 degrees 30' W along the east line of Major Wilson property a distance of 190.13 feet to the point of beginning; thence continue along same line a distance of 126.61 feet; thence run N 75 degrees 39' W a distance of 102.18 feet; thence run N 2 degrees 30' E a distance of 105.63 feet; thence run S 87 degrees 30' E a distance of 100.0 feet to the point of beginning.


TO HAVE AND TO HOLD THE above described property unto Citimortgage, Inc., forever; 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, and any taxes which may be due.

Shapiro & Miller


IN WITNESS WHEREOF, the said Citimortgage, Inc., has caused this instrument to be executed by JOE CLARK, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said JOE CLARK, has executed this instrument in his capacity as such auctioneer on this the July 9, 2003.


Milligan R. Hudson and wife, Mary Nell Hudson
Mortgagors

By Citimortgage, Inc.
Mortgagee or Transferee of Mortgagee

By 
JOE CLARK, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

Citimortgage, Inc.
Mortgagee or Transferee of Mortgagee

By 
JOE CLARK, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

By 
JOE CLARK, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JOE CLARK, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this July 9, 2003.

MY COMMISSION EXPIRES:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 14, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Instrument prepared by:
CHALICE E. TUCKER
SHAPIRO & TUCKER, L.L.P.
2107 5th Avenue North Suite 500
Birmingham, Alabama 35203
02-0640L


NOTARY PUBLIC

GRANTEE'S ADDRESS
15851 Clayton Road
Ballwin, MO 63011-2297