

SEND TAX NOTICE TO:
CitiFinancial Corporation
PO Box 170
Hanover, MD 21076
(#20-0051-0201159)

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of September, 1999, George C. Reed and Phyllis A. Reed, a married couple, executed that certain mortgage on real 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 Book No. 0195 Page No. 874, 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 First Family Financial Services, 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, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 17, 2003, December 24, 2003, and December 31, 2003; and

WHEREAS, on January 20, 2004, 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 First Family Financial Services, 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 First Family Financial Services, Inc., a division of Citifinancial Corporation; and

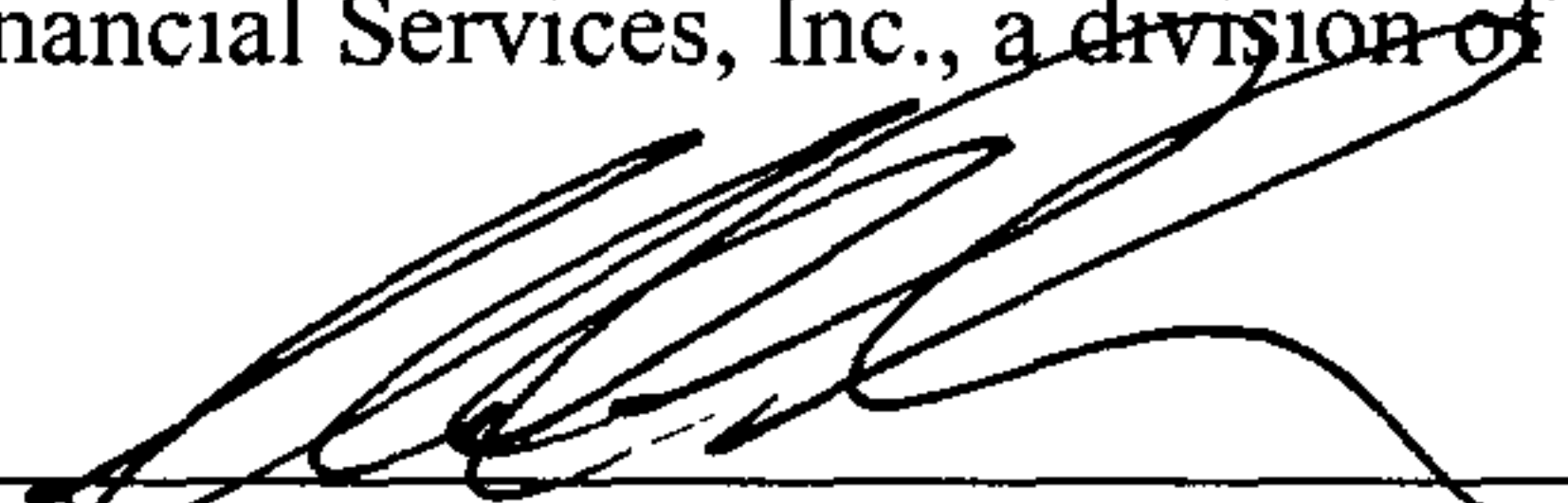
WHEREAS, First Family Financial Services, Inc., a division of Citifinancial Corporation was the highest bidder and best bidder in the amount of Twenty Nine Thousand Nine Hundred Dollars and 00/100 Dollars (\$29,900.00) on the indebtedness secured by said mortgage, the said First Family Financial Services, 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 First Family Financial Services, 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:

Begin at the SW corner of the SE 1/4 of the SE 1/4 of Section 32, Township 24, Range 13 and thence run N along the W line of said forty for a distance of 617 feet more or less and to the point of intersection of said W line and the S side of a county road, said county road running in a general Northeasterly and Southwesterly direction and from said point as a point of beginning, thence run in a Northeasterly direction and along the S side of said road for a distance of 216 feet to a point; and thence run in a Southerly direction for a distance of 229 feet to a point and thence run in a Southerly direction for a distance of 251 feet to a point on the W line of said forty and thence run N along the W line of said forty for a distance of 200 feet to the point of beginning and being situated in the SE1/4 of the SE1/4 of Section 32, Township 24, Range 13, LESS AND EXCEPT Begin at the SW corner of the SE1/4 of the SE1/4, Section 32, Township 234, Range 13 and run thence N along the W line of said forty for a distance of 617 feet, more or less, and to the point of intersection of said W line of the S line of a county road, said road running in a generally Northeasterly and Southwesterly direction; and thence run in a Northeasterly direction and along the S line of said county road for a distance of 108 feet, and to the point of beginning of the land herein conveyed; and from said point of beginning run in a Northeasterly direction and along the S side of said road for a distance of 108 feet to a point; thence run in a Southerly direction for a distance of 229 feet to a point; thence run in a Southwesterly direction for a distance of 108 feet to a point; thence run N 200 feet, more or less, and to the point of beginning.

TO HAVE AND TO HOLD the above described property unto First Family Financial Services, 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, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, First Family Financial Services, 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 20th day of January, 2004.

First Family Financial Services, Inc., a division of Citifinancial Corporation

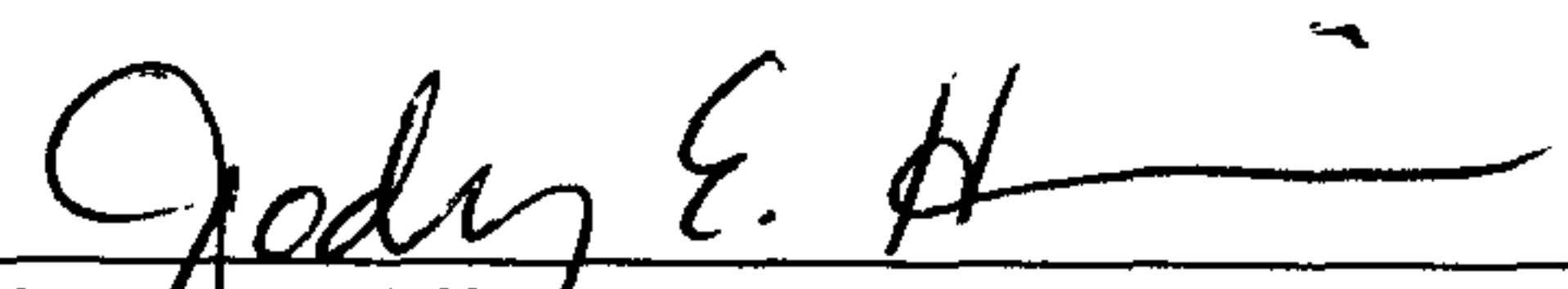
By: 

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 First Family Financial Services, 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 20th day of January, 2004.


Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES AUGUST 3, 2005

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