

SEND TAX NOTICE TO:  
CitiMortgage, Inc.  
15851 Clayton Road  
St Louis, MO 63011  
(#625778552)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of June, 1995, Randal L. Vannatter and wife, Sandra R. Vannatter, executed that certain mortgage on real property hereinafter described to Southeastern Mortgage of Alabama, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 1995-18538, said mortgage having subsequently been transferred and assigned to CitiCorp Mortgage, Inc., by instrument recorded in Instrument No. 1996-38864, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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 CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc. 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 May 18, 2005, May 25, 2005, and June 1, 2005; and

WHEREAS, on June 21, 2005, 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 CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc. 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 CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc.; and

WHEREAS, CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc. was the highest bidder and best bidder in the amount of One Hundred Ninety Eight Thousand Six Hundred Seventy One and 25/100 Dollars (\$198,671.25) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc., by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel 1: From the NW corner of the NW 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 3 West, run easterly along the North line of said 1/4-1/4 Section 411.96 feet to the point of beginning of land herein described; thence turn right an angle of 90 degrees 53 minutes and run southerly 522.45 feet more or less to a point on the Northerly right of way of Shelby County Highway No. 26; thence run Northeasterly along said right of way 930.0 feet more or less to a point on the intersection of said right of way and the North line of said 1/4-1/4 section; thence run Westerly along the North line of said 1/4-1/4 section 736.85 feet to point of beginning. This being a part of the NW 1/4 of the NE 1/4 Section 13, Township 21 South, Range 3 West.

Parcel 2: From the NW corner of the NW 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 3 West run easterly along the North line of said 1/4-1/4 section 663.16 feet to the poing of beginning; thence turn left an angle of 27 degrees 13 minutes and run 406.83 feet to a point; thence turn an angle to the right of 74 degrees 05 minutes and run a distance of 226.13 (deed, 221.84 measured) feet to a point situated on the North right of way line of Highway No. 26; thence turn an angle to the right of 91 degrees 56 minutes and run along right of way of said highway to a point on the South boundary line of the SW 1/4 of the SE 1/4 of Section 12, Township 21, Range 3 West; thence run West along said South line of said 40 a distance of 495.65 (deed, 485.80 measured) feet to the point of beginning. Said property described being located in the SW 1/4 of the SE 1/4 of Section 12, Township 21, Range 3 West.

Parcel 3: Commence at the Southwest corner of the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 3 West, being an iron rebar; thence run Easterly along the South boundary of said 1/4-1/4 of 409.18 feet to the point of beginning of the parcel herein described; thence continue Easterly along said South boundary of said 1/4-1/4 for 238.74 feet to a 3/4" pipe; thence turn an angle of 27 degrees 10 minutes 33 seconds to the left and run 407.24 feet to a 3/4" pipe; thence turn an angle of 151 degrees 56 minutes 27 seconds to the left and run 598.09 feet to a #5 rebar set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run 195.24 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.

Less and Except: A parcel of land lying in the SW 1/4; SE 1/4; Section 12, and the NW 1/4; NE 1/4; Section 13 all in Township 21 South Range 3 West, and more particularly described as follows: Start at the Northeast corner of the said NW 1/4; NE 1/4; Section 13; Township 21 South; Range 3 West run Westerly along the North boundary line of the said NW 1/4; NE 1/4 a distance of 178.18 feet to an iron marker on the North right of way line of the Elliottsville-Saginaw Road at a point where an Alabama State right of way strikes the said north right of way of the said Elliottsville-Saginaw Road. Said marker being at the Northeast end of a steel pipe culvert, the point of beginning. Thence run northwesterly along the said right of way owned by the State of Alabama a distance of 170.3 feet to an iron marker at the right of way fence of U.S. I-65, thence turn an angle of 87 degrees 48 minutes to the left and run westerly a distance of 145.45 feet to an iron marker on the east bank of a creek. Thence turn an angle of 120 degrees 53 minutes to the left and run southeasterly along said creek a distance of 237.9 feet, more or less, to the said north right of way of said Elliottsville-Saginaw Road, thence run



northeasterly along the said right of way of said Elliottsville-Saginaw Road a distance of 58.0 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc., 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, CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc. , 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 21<sup>st</sup> day of June, 2005.

CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc.

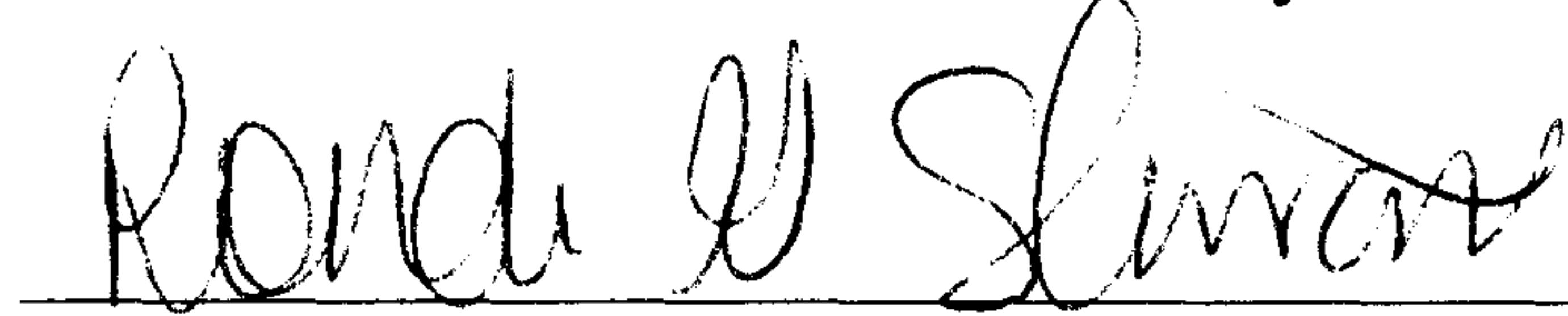
By:

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 CitiMortgage, Inc. f/k/a CitiCorp Mortgage, Inc. , 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 Transferee.

Given under my hand and official seal on this 21<sup>st</sup> day of June, 2005.



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 28, 2007

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