


SEND TAX NOTICE TO:
CitiFinancial Mortgage Company
1111 North Point
Coppell, TX 75019
(#5003148728)


20070309000107780 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/09/2007 12:32:36PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of December, 2005, Thomas G. Bullard, a single person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060104000007150, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company Inc.; 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., successor by reason of merger with Citifinancial Mortgage Company, 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 January 31, 2007, February 7, 2007, and February 14, 2007; and

WHEREAS, on February 27, 2007, 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., successor

by reason of merger with Citifinancial Mortgage Company, 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., successor by reason of merger with Citifinancial Mortgage Company, Inc.; and

WHEREAS, CitiMortgage Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc., was the highest bidder and best bidder in the amount of One Hundred Thirty-Four Thousand Nine Hundred And 00/100 Dollars (\$134,900.00) on the indebtedness secured by said mortgage, the said CitiMortgage Inc., successor by reason of merger with Citifinancial Mortgage Company, 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., successor by reason of merger with Citifinancial Mortgage Company, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

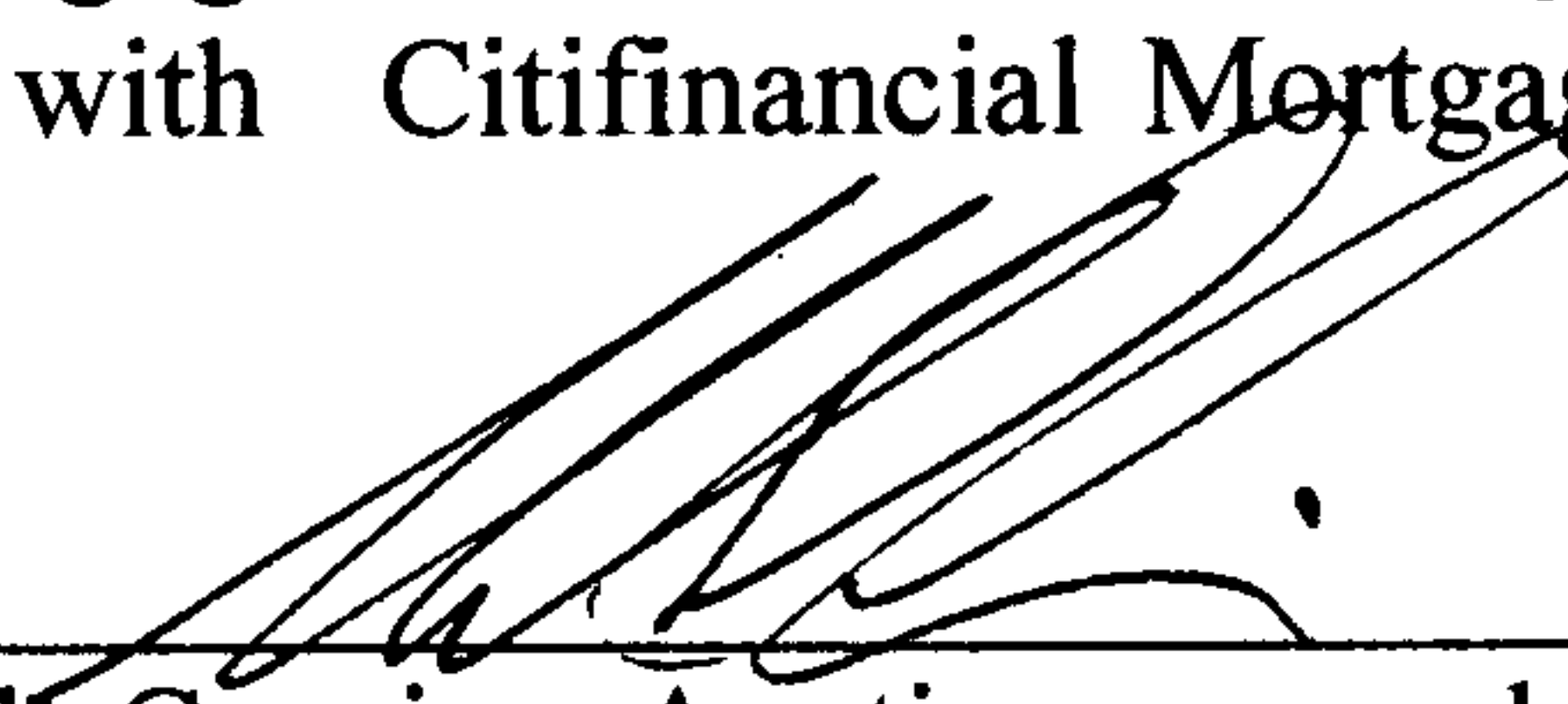
Lot 10, Sector C, according to the survey of the Homestead as recorded in Map Book 8, Page 167, in the Probate Office of Shelby County, Alabama, and the following described parcel: Commence at the NE corner of Section 18, Township 21 South, Range 2 East; thence run South 87 degrees 03 minutes 59 seconds West for 609.92 feet; thence run South 01 degrees 46 minutes 31 seconds East for 4185.83 feet; thence South 88 degrees 13 minutes 29 seconds West for 633.27 feet; thence run North 20 degrees 30 minutes 37 seconds West for 222.54 feet; thence run North 71 degrees 34 minutes 32 seconds West for 37.58 feet to the Point of Beginning; thence run South 10 degrees 02 minutes 03 seconds East for 269.43 feet; thence South 08 degrees 00 minutes 15 seconds West for 130.18 feet; thence turn an angle to the right of 95 degrees 40 minutes 25 seconds to the tangent of a curve to the left having a central angle of 103 degrees 40 minutes 30 seconds and a radius of 50.0 feet; thence run along the arc of said curve of 90.47 feet; thence run South 90 degrees 00 minutes 00 seconds West for 47.47 feet; thence run North 02 degrees 28 minutes 25 seconds East for 463.37 feet; thence run South 71 degrees 34 minutes 32 seconds East for 63.72 feet to the point of beginning. All lying and being in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto CitiMortgage Inc., successor by reason of merger with Citifinancial Mortgage Company, 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., successor by reason of merger with Citifinancial Mortgage Company, 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 February 27, 2007.

CitiMortgage Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc.

By:

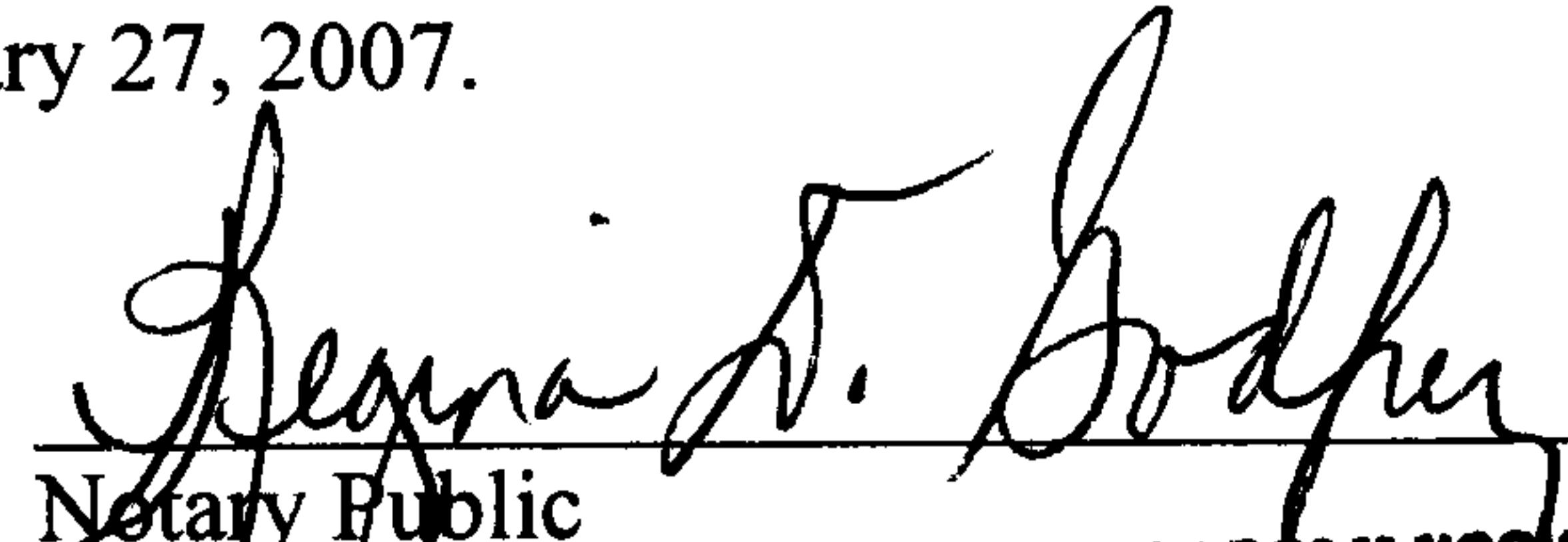

Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

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., successor by reason of merger with Citifinancial Mortgage Company, 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 February 27, 2007.


Notary Public
My Commission Expires: **MY COMMISSION EXPIRES JANUARY 23, 2010**

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