

20070823000398780 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/23/2007 03:02:15PM FILED/CERT

SEND TAX NOTICE TO:
CitiMortgage, Inc.
1000 Technology Drive
O Fallon, MO 63368-2240
(#770475313)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of April, 1998, Rhoda G. Amato, unmarried woman, executed that certain mortgage on real property hereinafter described to Coats & Co., Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 1998-15121, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., and

*
*recorded in Inst. No. 200707060000
320770

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. 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 June 13, 2007, June 20, 2007, and June 27, 2007; and

WHEREAS, on July 10, 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. 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.; and

WHEREAS, CitiMortgage, Inc. was the highest bidder and best bidder in the amount of One Hundred Thousand Three Hundred Thirty Six Dollars and 80/100 Dollars (\$100,336.80) on the indebtedness secured by said mortgage, the said CitiMortgage, 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. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the Southwest quarter of the Southwest quarter of Section 33, Township 20 South, Range 3 West, run Westerly along the North line of said quarter section 68.63 feet to point of beginning of land herein described; thence continue Westerly on last course 213.25 feet; thence turn left an angle of 47 degrees 02 minutes and run Southwesterly 223.67 feet; thence turn left an angle of 45 degrees 38 minutes and run Southerly 52.16 feet; thence left an angle of 43 degrees 38 minutes and run Southeasterly 76.23 feet; thence turn left an angle of 24 degrees 26 minutes and run Southeasterly 279.57 feet; thence turn left an angle of 86 degrees 26 minutes and run Northeasterly 92.89 feet; thence turn left an angle of 44 degrees 39 minutes and run Northwesterly 70.44 feet; thence turn right an angle of 30 degrees 43 minutes and run Northeasterly 212.15 feet to point of beginning. This being a part of the Southwest Quarter of the Southwest Quarter of Section 33, Township 20 South, Range 3 West and being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto CitiMortgage, 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. , 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 10th day of July, 2007.

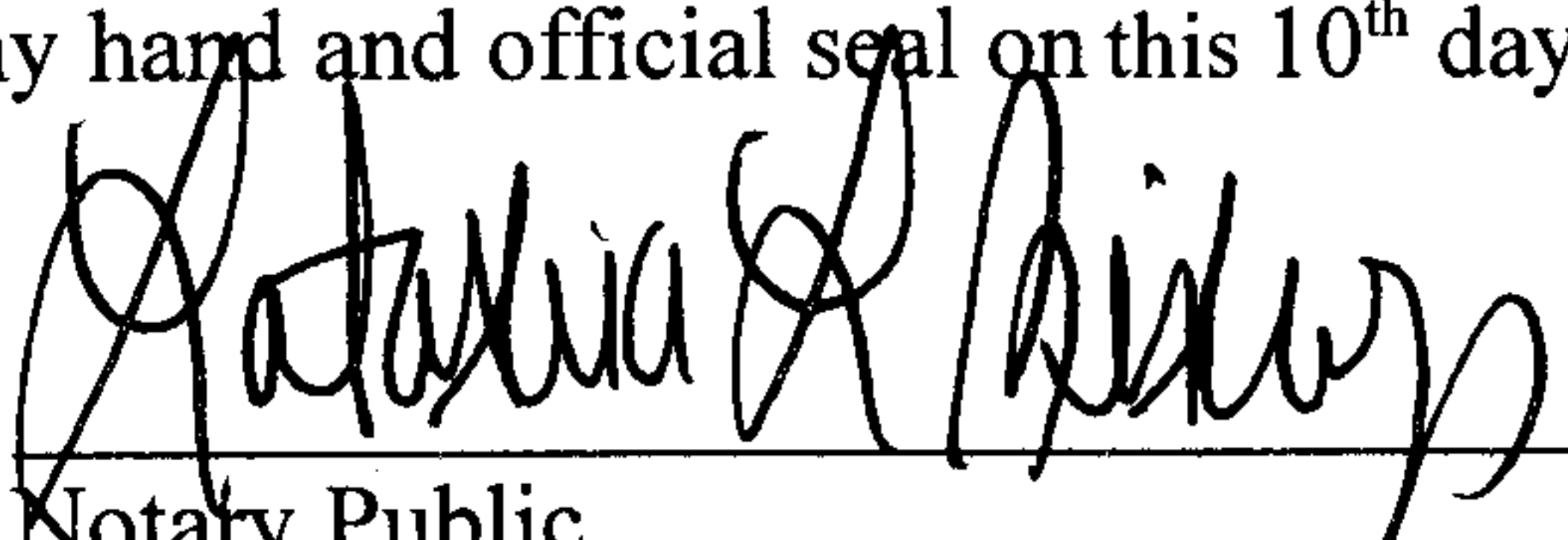
CitiMortgage, Inc.

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. , 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 10th day of July, 2007.



Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES FEBRUARY 11, 2008

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