


SEND TAX NOTICE TO:
CitiFinancial Corporation
1100 Virginia Drive
Fort Washington, PA 19034
(#5001810101)


20080220000069740 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
02/20/2008 03:31:30PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of March, 2004, Dale S. Marbut and Michelle J. Trent Marbut, a married couple A/K/A D. Scott Marbut and Michelle Marbut, executed that certain mortgage on real property hereinafter described to Wilmington Finance, a division of AIG Federal Savings Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20040407000178730, said mortgage having subsequently been transferred and assigned to CitiFinancial Mortgage Company, Inc., by instrument recorded in Instrument No. 20050321000126820, in the aforesaid Probate Office ("Transferee"); 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 9, 2008, January 16, 2008, and January 23, 2008; and

WHEREAS, on February 5, 2008, 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 as member of Corvin Auctioneering, LLC 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 Two Hundred Three Thousand Two Hundred Twenty-Four And 87/100 Dollars (\$203,224.87) 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 member of Corvin Auctioneering, LLC 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 113, according to the Survey of Southern Pines Fourth Sector, as recorded in Map Book 7, Page 68, in the Probate Office of 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 member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this February 5, 2008.

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

By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney in Fact

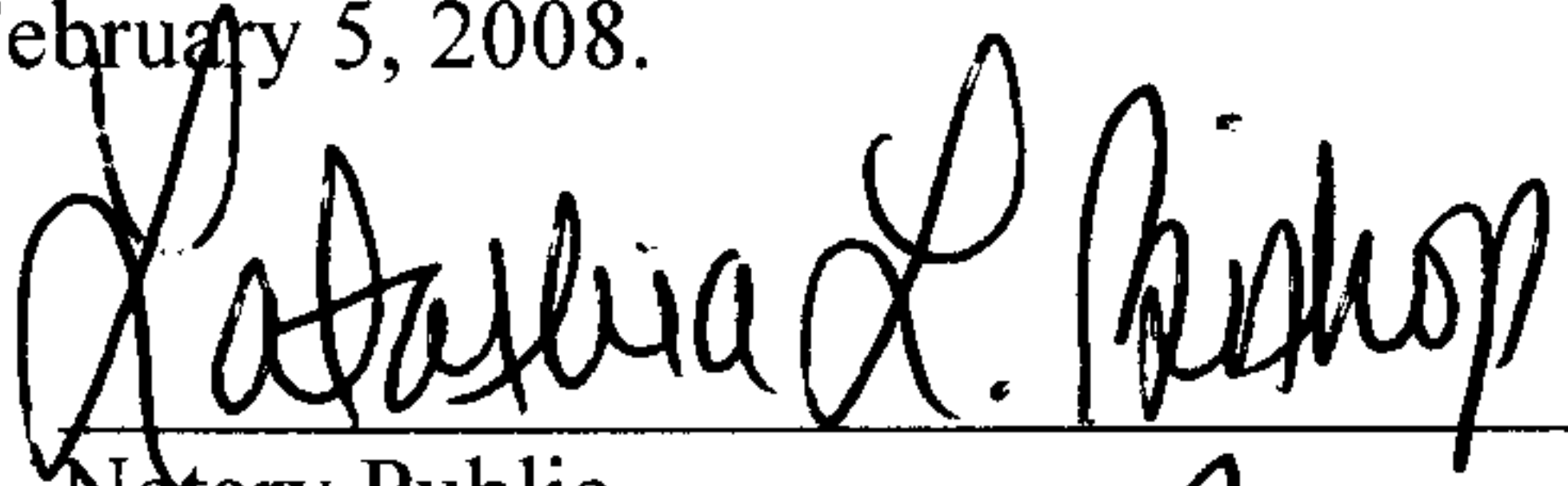
By: 
Michael Corvin, Member

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 member of Corvin Auctioneering, LLC acting in its capacity 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this February 5, 2008.


Notary Public
My Commission Expires: 2-11-2012

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