

SEND TAX NOTICE TO:
CitiMortgage, Inc.
1000 Technology Drive
O Fallon, MO 63368-2240
(#2004922181)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of November, 2007, Celia Hidalgo, single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Hamilton Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20071127000538140, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., ("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. 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 21, 2008, May 28, 2008, and June 4, 2008; and

WHEREAS, on June 20, 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. did offer for



20080630000265650 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/30/2008 02:06:14PM FILED/CERT

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. ; and

WHEREAS, CitiMortgage, Inc., was the highest bidder and best bidder in the amount of Eighty-Eight Thousand Two Hundred And 00/100 Dollars (\$88,200.00) on the indebtedness secured by said mortgage, the said CitiMortgage, 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., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama and run East along the North line of said $\frac{1}{4}$, $\frac{1}{4}$ Section to the Eastern boundary line of Southern Railroad Right of way to the point of beginning of herein described property; thence run East along the North line of said $\frac{1}{4}$, $\frac{1}{4}$ Section a distance of 267.4 feet; thence South a distance of 104.3 feet; thence West of Eastern right of way of Southern Railroad; thence along the Easterly line of said right of way to point of beginning. Less and Except the Westerly 15 feet for road right of way; also an Easement described as follows: Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 3 West and run in an Easterly direction along the North line thereof a distance of 50.00 feet to a point on the Easterly right of way of Southern Railway; thence turn right an angle of 101 Degrees 39 Minutes in a Southwesterly direction along said right of way a distance of 105.84 feet to a point of beginning; thence continue last described course for a distance of 112.0 feet, more or less, to a point on the Northeasterly right of way line of Shelby County Highway No. 17, thence turn left 21 Degrees 10 Minutes in a Southeasterly direction along said highway right of way line a distance of 30.00 feet; thence turn left an angle of 148 Degrees 50 Minutes in a Northeasterly direction a distance of 140.00 feet; thence turn left an angle of 101 Degrees 39 Minutes in a Westerly direction a distance of 15.00 feet, more or less to the point of beginning.

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 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 June 20, 2008.

CitiMortgage, 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., 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 June 20, 2008.


Notary Public
My Commission Expires: **MY COMMISSION EXPIRES MARCH 25, 2012**

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