


MORTGAGE FORECLOSURE DEED


20080724000299280 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/24/2008 02:25:54PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

James C. Landers
0729969253

KNOW ALL MEN BY THESE PRESENTS: That James C. Landers and Amy Landers, Husband and Wife did, on to-wit, the January 26, 2007, execute a mortgage to Washington Mutual Bank, which mortgage is recorded in Instrument # 20070205000053090; said mortgage was transferred and assigned to Citibank, NA as trustee as recorded in Instrument #20080515000198550 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Citibank, NA as trustee did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 25, July 2, 9, 2008; and

WHEREAS, on the July 21, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:00 o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Citibank, NA as trustee did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Citibank, NA as trustee, in the amount of Four Hundred Forty-Three Thousand Seven Hundred Dollars and No Cents (\$443,700.00), which sum the said Citibank, NA as trustee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Citibank, NA as trustee; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Four Hundred Forty-Three Thousand Seven Hundred Dollars and No Cents (\$443,700.00), cash, the said James C. Landers and Amy Landers, Husband and Wife, acting by and through the said Citibank, NA as trustee, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Citibank, NA as trustee, by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Citibank, NA as trustee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the survey of Lake Heather Estates Givianpour's addition to Inverness, as recorded in Map Book 16, Page 121 A, B, C, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Citibank, NA as trustee, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Citibank, NA as trustee, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the July 21, 2008.

James C. Landers and Amy Landers, Husband and Wife
Mortgagors

Citibank, NA as trustee
Mortgagee or Transferee of Mortgagee


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By Michael Atchison
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Citibank, NA as trustee
Mortgagee or Transferee of Mortgagee

By Michael Atchison
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this July 21, 2008.

Amanda Bailey
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
08-007460

GRANTEE'S ADDRESS
Washington Mutual Bank
7255 Baymeadows Way
Jacksonville, Florida 32256

