

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

(#2004263434)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of May, 2007, Charles P. Walker, Jr. and Mary Ellen Walker, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for CitiMortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20070627000300520, 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 July 30, 2008, August 6, 2008, and August 13, 2008; and

WHEREAS, on September 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. 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, Aaron Warner 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 Seventy-Eight Thousand Seven Hundred Two And 50/100 Dollars (\$78,702.50) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., by and through Aaron Warner 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:

Unit "A" Building 9 of Chandalar South Townhouses, Phase 2, as recorded in Map Book 7 Page 166 in Probate Office, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Northerly direction along the East line of said 1/4-1/4 Section, a distance of 980.76 feet; thence 90 Degrees left in a Westerly direction a distance of 194.64 feet; thence 90 Degrees left in a Southerly direction a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of units A, B, C and D of said building 9; thence 85 Degrees 51 Minutes right in a Southwesterly direction along the outer face of said wood fence extending across the front of unit D, C, and B a distance of 67.17 feet to the point of beginning and the centerline of a wood fence common to unit A and B; thence 90 Degrees right in a Northwesterly direction along the centerline of said wood fence, a party wall, another wood fence and storage building all common to units A and B, a distance of 71.98 feet to the Northeast corner of said storage buildings; thence 90 Degrees left in a Southwesterly direction along the Northwest outer face of said storage building a distance of 6.45 feet to the Northwest corner of said storage building; thence 90 Degrees left in a Southeasterly direction along the Southwest outer face of said storage building a distance of 4.2 feet to a point on the outer face of a wood fence extending across the back of said unit A; thence 90 Degrees right in a Southwesterly direction along the outer face of said wood fence a distance of 19.12 feet to the corner of said wood fence; thence 90 Degrees left in a Southeasterly direction along the outer face of a wood fence, said unit A, and another wood fence a distance of 67.78 feet to the Southwest corner of said wood fence that extends across the fronts of units A, B, C, and D; thence 90 Degrees left in a Northeasterly direction along the outer face of said wood fence extending across the front of said unit "A", a distance of 25.97 feet to the point of beginning, 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 Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this September 5, 2008.

CitiMortgage, Inc.

By: 

Aaron Warner, 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 Aaron Warner, whose name as 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/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 acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this September 5, 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
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