

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

(#5003795718)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 4th day of October, 2006, Randy Joe McKinney and Julie Hurst McKinney, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Wilmington Finance, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20061018000516680, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., 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. 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 November 26, 2008, December 3, 2008, and December 10, 2008; and

WHEREAS, on December 30, 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, 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 Fifty-Nine Thousand Nine Hundred Seventy-Six And 26/100 Dollars (\$59,976.26) 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:

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama and proceed North 1 degree 09 minutes 05 seconds West along the East boundary of Section 36 for 1317.75 feet said point being the Northeast corner of the SE 1/4 - SE 1/4 of said Section 36; thence proceed South 87 degrees 55 minutes 23 seconds West along the North boundary of said SE 1/4 - SE 1/4 for 235.21 feet to point of intersection with the North boundary of the SE 1/4 - SE 1/4 and the East right of way boundary of Shelby County Highway Number 61; thence proceed North 3 degrees 48 minutes 51 seconds West along the said highway right of way for 221.94 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue North 3 degrees 48 minutes 51 seconds West along said road boundary for 173.86 feet; thence leaving said road boundary North 86 degrees 13 minutes 57 seconds East 241.99 feet; thence proceed South 3 degrees 41 minutes 41 seconds East 183.97 feet; thence proceed South 88 degrees 37 minutes 39 seconds West 241.83 feet back to the point of beginning according to the Survey of Billy R. Martin, Jr., Ala. Reg. No. 10559, dated August 18, 1997.

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 December 30, 2008.



CitiMortgage, Inc.  
By: Corvin Auctioneering, LLC  
Its: Auctioneer and Attorney-in-Fact

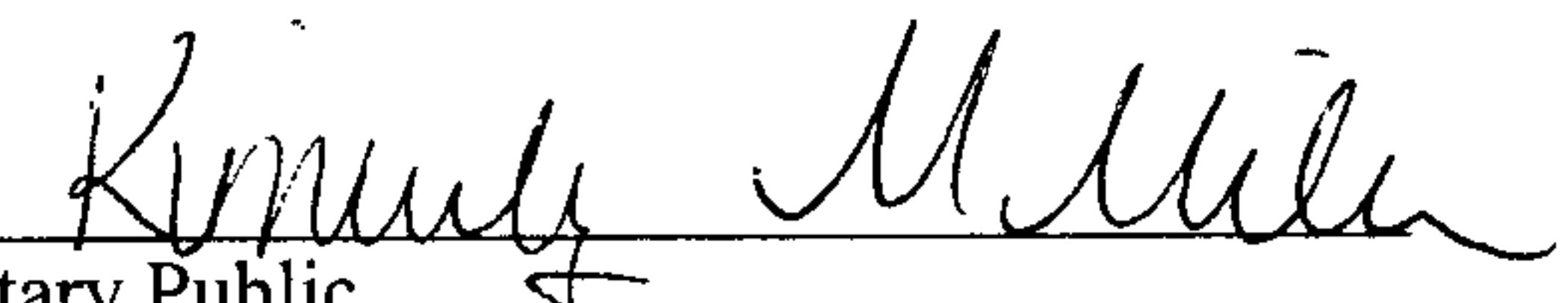
By:   
Michael Corvin, Member

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 December 30, 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