

STATE OF ALABAMA        )

COUNTY OF SHELBY        )

THIS FORECLOSURE DEED made this 13<sup>th</sup> day of January, 2009, between DARREN K. LEONARD, and STACEY LEONARD, husband and wife, Parties of the First Part, and STAR PROPERTIES, LLC, Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said DARREN K. LEONARD, and STACEY LEONARD, husband and wife, heretofore executed to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for THE MORTGAGE OUTLET, INC., herein called the Mortgagee, a certain mortgage dated August 24, 2006, and recorded September 27, 2006 in Instrument No. 20060927000480100, Probate Records of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and CITIMORTGAGE, INC., was owner thereof at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and CITIMORTGAGE, INC., thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 10<sup>th</sup> day of December, 2008, and the 17<sup>th</sup> day of December, 2008, and the 24<sup>th</sup> day of December, 2008, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 13<sup>th</sup> day of January, 2009; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issue of The Shelby County Reporter, and STAR PROPERTIES, LLC, became the purchaser of the hereinafter described property at and for the sum of \$157,001.00 cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by CITIMORTGAGE, INC.;

NOW THEREFORE, IN consideration of the premises the Parties of the First Part and CITIMORTGAGE, INC., both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said STAR PROPERTIES, LLC, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Meadow Brook 12<sup>th</sup> Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD unto the said STAR PROPERTIES, LLC, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said STAR PROPERTIES, LLC, under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said DARREN K. LEONARD, and STACEY LEONARD, husband and wife, and CITIMORTGAGE, INC., have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

BY:

  
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

  
20090115000013970 3/3 \$177.00  
Shelby Cnty Judge of Probate, AL  
01/15/2009 03:40:56PM FILED/CERT

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR., whose name as attorney-in-fact and auctioneer for DARREN K. LEONARD, and STACEY LEONARD, husband and wife, and CITIMORTGAGE, INC., 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 15<sup>th</sup> day of January, 2009.

*Anne P. Marshall*

Notary Public

My Commission Expires: 3/12/2011

THIS INSTRUMENT PREPARED BY:

ROBERT J. WERMUTH

STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.

P.O. BOX 307

HUNTSVILLE, AL 35804