

SEND TAX NOTICE TO:
CitiFinancial Corporation

(#5002493766)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 3rd day of November, 2004, Kenneth W. Weldon and wife, Sharon D. Weldon, executed that certain mortgage on real property hereinafter described to Ameriquest Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20041115000625590, said mortgage having subsequently been transferred and assigned to Citifinancial Mortgage Company, Inc., by instrument recorded in Instrument No. 20051102000569850, in the aforesaid Probate 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., successor by reason of merger with CitiFinancial Mortgage Company, 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 December 10, 2008, December 17, 2008, and December 24, 2008; and

WHEREAS, on February 3, 2009, 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., successor

by reason of merger with CitiFinancial Mortgage Company, 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., successor by reason of merger with CitiFinancial Mortgage Company, Inc.; and

WHEREAS, CitiMortgage Inc., successor by reason of merger with CitiFinancial Mortgage Company, Inc. , was the highest bidder and best bidder in the amount of Forty-One Thousand Five Hundred Sixty And 88/100 Dollars (\$41,560.88) on the indebtedness secured by said mortgage, the said CitiMortgage Inc., successor by reason of merger with CitiFinancial Mortgage Company, 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., successor by reason of merger with CitiFinancial Mortgage Company, Inc. , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

State Begin at the SW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 20 south, Range 4 West, Shelby County, Alabama, said point being the Point of Beginning; thence North 89 degrees, 48 minutes 04 seconds East, a distance of 40.25 feet to a point on the Northwesterly R.O.W. line of Shelby County Highway 13, 80 feet R.O. W.; thence North 50 degrees 18 minutes 22 seconds East and along said R. O. W. line, a distance of 391.67 feet; thence North 02 degrees 30 minutes 48 seconds East and leaving said R. O. W. line, a distance of 149.81 feet; thence North 89 degrees, 55 minutes 52 seconds West, a distance of 172.14 feet; thence North 72 degrees 28 minutes 18 seconds West, a distance on 165.94 feet; thence South 02 degrees 16 minutes 00 seconds West, a distance of 450.50 feet to the Point of Beginning.

Being the same property previously described as:

All that parcel of land in City of Helena, Shelby County, State of Alabama, as more fully described in Deed Book 374, Page 412, ID#12-6-24-0-000-009.000, Being known and designated as part of the Southwest corner of the Southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ Section 24, Township 20 South, Range 4 West, Shelby County, further bounded and described as metes and bounds property.

And

All that parcel of land in City of Helena, Shelby County, State of Alabama as more fully described in Deed Book 169, Page 60, ID#12-6-24-0-000-009.000, Being known and designated as:

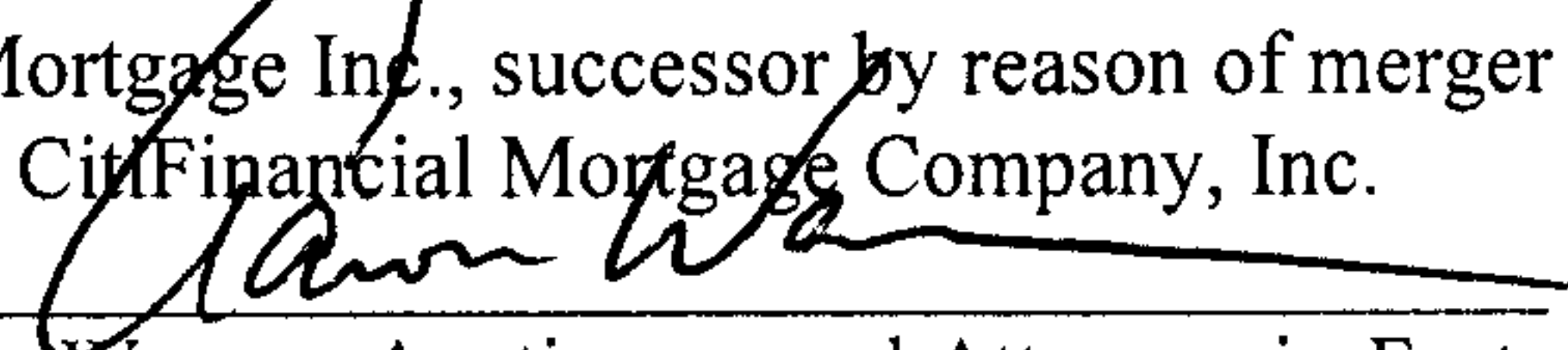
Being known and designed at part of the West 5 acres of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 4 West, further bounded and described as metes and bounds property.

By fee simple deed from David C. Christie and Nadine Christie as set forth in Book 374, Page 412 dated 11/19/1991 and recorded 11/22/1991, Shelby County records, State of Alabama.

By fee simple Deed from Rachel Weldon n/k/a Rachel J. Hinton as set forth in Book 169, Page 60 dated 01/16/1988 and recorded 01/27/1988 Shelby County records, of Alabama.

TO HAVE AND TO HOLD the above described property unto CitiMortgage Inc., successor by reason of merger with CitiFinancial Mortgage Company, 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., successor by reason of merger with CitiFinancial Mortgage Company, 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 February 3, 2009.

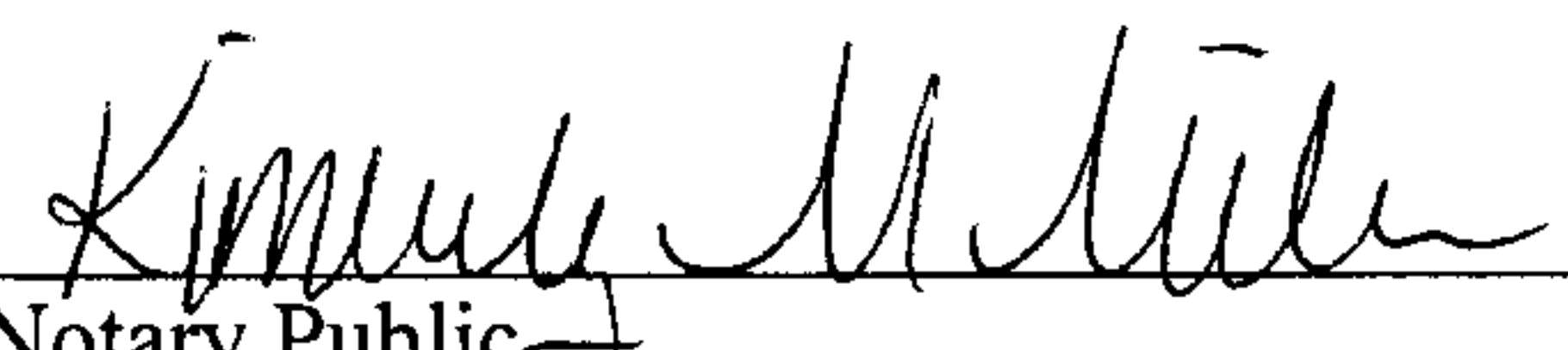
CitiMortgage Inc., successor by reason of merger
with CitiFinancial Mortgage Company, Inc.
By: 
Aaron Warner, Auctioneer and Attorney-in-Fact

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., successor by reason of merger with CitiFinancial Mortgage Company, 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 February 3, 2009.


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