

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

(#770461108)

STATE OF ALABAMA )

COUNTY OF CHILTON )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of March, 2002, Matthew D. Mitchell, a single person, executed that certain mortgage on real property hereinafter described to Coats & Co., Inc., which said mortgage was recorded in the Office of the Judge of Probate of Chilton County, Alabama, in Mortgage Book 254, Page 458, 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 Clanton, Chilton 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 Advertiser, a newspaper of general circulation published in Chilton County, Alabama, in its issues of December 31, 2008, January 7, 2009, and January 14, 2009; 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. did offer for sale and sell at public outcry in front of the Courthouse door in Clanton, Chilton 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 Fifty-Eight Thousand Six Hundred Fifty-Four And 95/100 Dollars (\$58,654.95) 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 Chilton County, Alabama, to-wit:

Commence at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 24, Township 22 North, Range 12 East; Thence run West along the North line of the said Quarter-Quarter for 398; Thence run Southeast along the West right-of-way of Alabama Highway No. 191 to a right-of-way monument of the West side of said Highway and the point of commencement of a curve to the left having a central angle of 0 degrees 28 minutes 02 seconds and a radius of 2353.55 feet thence run along the arc of said curve along the West right-of-way for 19.19 feet ; thence turn an angle from the tangent if extended to said curve to the right of 84 degrees 56 minutes 02 seconds and run Southwest for 525.40 feet; thence turn an angle to the left of 83 degrees 51 minutes 36 seconds and run Southeast for 527.42 feet; Thence turn an angle to the right of 23 degrees 04 minutes 42 seconds and run South for 663.29 feet; Thence turn an angle to the left of 96 degrees 42 minutes 33 seconds; and run Northwest for 402.80 feet; Thence turn an angle to the left of 70 degrees 38 minutes 24 seconds; and run Northeast for 549.79 feet; to the point of beginning: from the point of beginning thus obtain continue along the last described course for 292.91 feet to a point on the West right of way of Alabama Highway No. 191; Thence turn an angle to the left of 52 degrees 12 minutes 05 seconds to the tangent of a curve to the right having a central angle of 06 degrees 03 minutes 44 seconds and a radius of 2353.55 feet; Thence run along the arc of the said curve along the West right-of-way for 249.02 feet ; Thence turn an angle to the

  
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Shelby Cnty Judge of Probate, AL  
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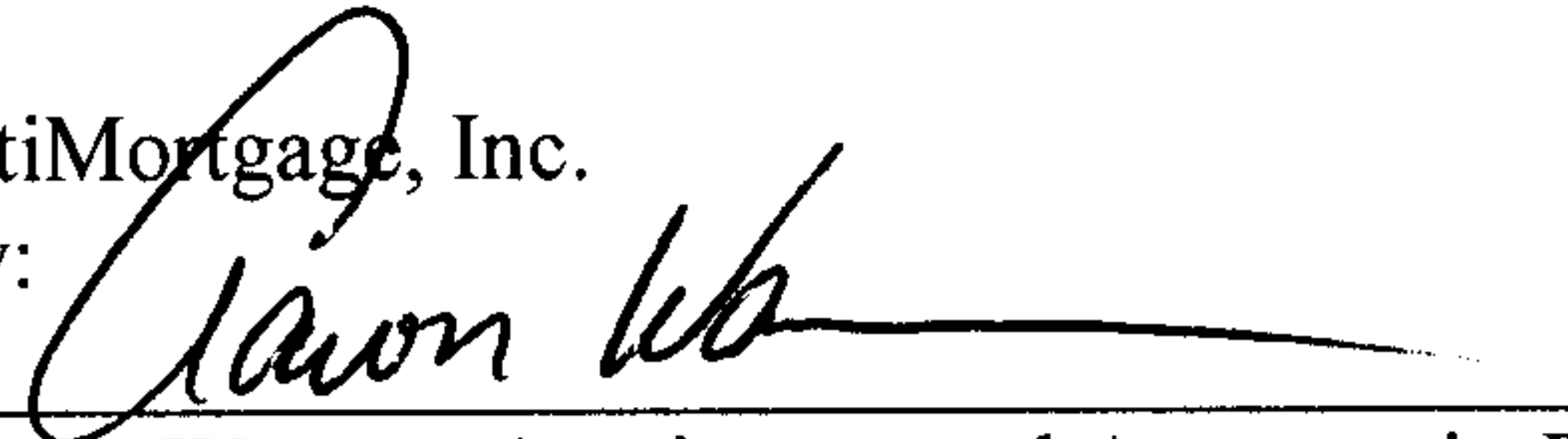
left from the tangent if extended to said curve of 115 degrees 37 minutes 24 seconds and run Southwest for 373.81 feet; Thence turn an angle to the left of 90 degrees 00 minutes and run Southeast for 321.47 feet to the point of beginning.

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 February 3, 2009.


CitiMortgage, Inc.

By:

  
Aaron Warner, Auctioneer and Attorney-in-Fact

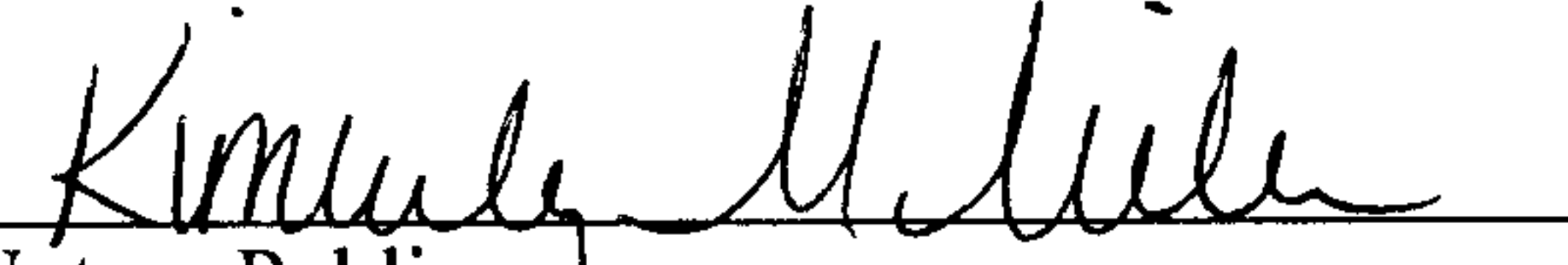
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

  
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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 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