20090403000122540 1/3 $20.00
Shelby Cnty Judge of Probate, AL
04/03/2009 11:45:36AM FILED/CERT

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

(#2004262239)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of February, 2007, Felicia Gannon, an unmarried woman and Ronnie Fenley, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for MortgageAmerica, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20070307000102770, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., by instrument recorded in Instrument No. 20081006000394590, 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. did declare all of the indebtedness secured by said mortgage, subject to

20090403000122540 2/3 $20.00
Shelby Cnty Judge of Probate,AL
04/03/2009 11:45:36AM FILED/CERT

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 September 17, 2008, September 24, 2008, and October 1, 2008; and

WHEREAS, on March 24, 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 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 One Hundred Twenty-Seven Thousand Two Hundred Twenty-Six And 44/100 Dollars ($127,226.44) 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:

Parcel I:

Lot 4, according to Capps Subdivision, as recorded in Map Book 3, Page 155, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II:

Lot 5 and the South ½ of Lot 4, according to the Map and Survey of Calmont Heights, as recorded in Map Book 3, Page 140, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Commencing at the Southeast corner of Section 20, Township 22, Range 2 West, and run thence in a Westerly direction along Freeman's Base Line and the South line of said Section for a distance of 146.13 feet to the point of beginning; thence turn an angle of 64 Degrees 49 Minutes to the right and run a distance of 192.72 feet; turn thence an angle of 90 Degrees 00 Minutes to the left and run 127 feet; turn thence an angle of 94 Degrees 58 Minutes to the left and run a distance of 140.53 feet to a point of intersection with the Base line and with the South line of said Section 20; turn thence an angle of 59 Degrees 51 Minutes to the left and run thence in an Easterly direction

20090403000122540 3/3 $20.00
Shelby Cnty Judge of Probate,AL
04/03/2009 11:45:36AM FILED/CERT

along said Base line and the South line of said Section 20 for a distance of 124.31 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 March 24, 2009.

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, acting in his/her 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 his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this March 24, 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