


STATE OF ALABAMA)

COUNTY OF SHELBY)


20090610000221320 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/10/2009 12:56:16 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to-wit: the 2nd day of June, 2009, MARK A. HOOTEN and CHRISTY H. HOOTEN, a married couple, executed a mortgage to CITIFINANCIAL CORPORATION, LLC, herein called the Mortgagee, which said mortgage is dated November 22, 2006, and recorded in Document No. 20061129000579500, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; 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 further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; 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 CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 13th day of May, 2009, and the 20th day of May, 2009, and the 27th day of May, 2009, 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 2nd day of June, 2009; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and **CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, became the purchaser of the hereinafter described property at and for the sum of **\$81,726.08** cash, which was the highest, best, and last bid therefor; 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 the CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY;

NOW THEREFORE, IN consideration of the premises MARK A. HOOTEN and CHRISTY H. HOOTEN, a married couple, and CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 **CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, the following described real property situated in Shelby County, Alabama, to-wit:

A part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

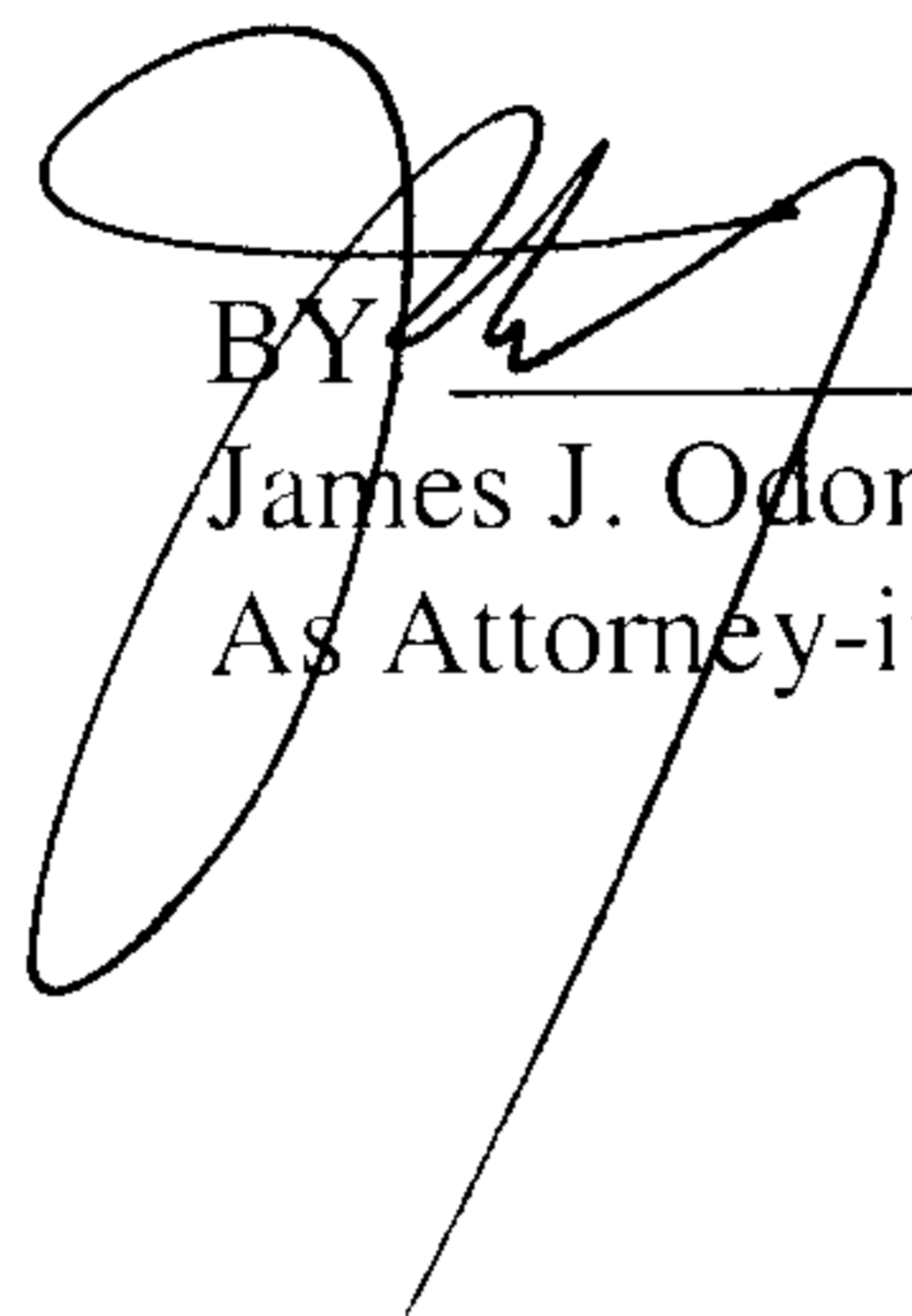
Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter in Section 17, Township 21 South, Range 3 West, run thence South along the East boundary of said Northeast Quarter of Northwest Quarter a distance of 491.94 feet, more or less, for the point of beginning; thence continue said course a distance of 115.82 feet to a point; thence turn right an angle of 70 degrees 29 minutes and run Southwesterly a distance of 139 feet to a point; thence turn right 90 degrees 00 minutes and run Northwesterly 170.43 feet to a point on the Southerly right of way line of Shelby County Highway No. 260, said

right of way line lying 40 feet at right angles from the centerline; thence turn right 103 degrees 7 minutes 26 seconds to tangent of a curve to the right, said curve having a radius of 914.93 feet and a central angle of 11 degrees 47 minutes 28 seconds and run Easterly along and with said right of way line an arc distance of 188.29 feet to the point of beginning. Making a closing left interior angle of 95 degrees 23 minutes 54 seconds from tangent to the initial course.

TO HAVE AND TO HOLD unto the said **CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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 MARK A. HOOTEN and CHRISTY H. HOOTEN, a married couple, and CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

MARK A. HOOTEN and CHRISTY H. HOOTEN,
a married couple, and CITIFINANCIAL
CORPORATION, LLC, A DELAWARE LIMITED
LIABILITY COMPANY

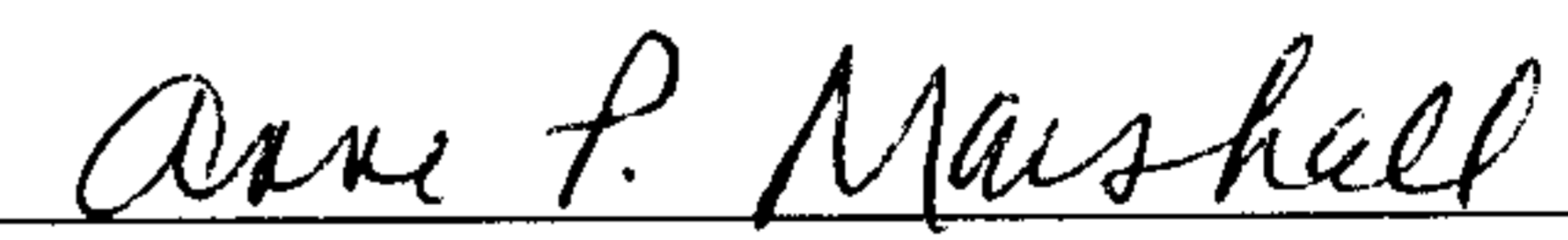
BY 
James J. Odom, Jr.
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

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 MARK A. HOOTEN and CHRISTY H. HOOTEN, a married couple, and CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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
9th day of June, 2009.


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

Grantees Address:
Citi
3950 Regent Blvd.
Mail Stop: S2B.245
Irving, TX 75063


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