

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

CM #: 43623-1785

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 24th day of February, 2006, Charles E. Fritz and Carrie L. Fritz, as husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for EquiFirst Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060320000129170, 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 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 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 June 24, 2009, July 1, 2009, and July 8, 2009; and

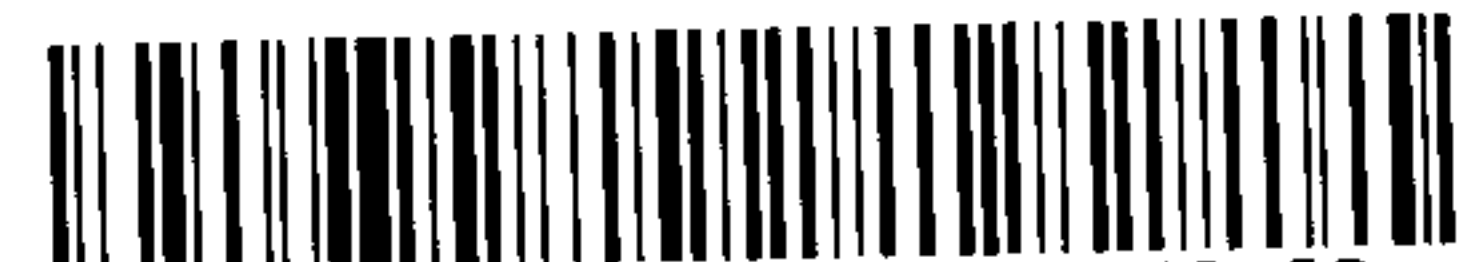
WHEREAS, on August 4, 2009, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and CitiMortgage, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby 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 Twenty-Nine Thousand Two Hundred Forty And 00/100 Dollars (\$29,240.00) 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:

Lot 103 as shown on map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, registered civil engineer on October 5, 1965 and recorded in Plat Book 5 at Page 10 in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the intersection of the Southerly right of way line of 2nd Place and the Westerly right of way line of Fallon Avenue, said right of way as shown on the Map of the Dedication of the Street and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 2nd Place for 151.00 feet to the Point of Beginning; thence 91 degrees 24 minutes 30 seconds left and run Southwesterly for 85.00 feet; thence 91 degrees 24 minutes 30 seconds right and run Northwesterly for 76.00 feet; thence 88 degrees 35 minutes 30 seconds right and run Northeasterly for 85.00 feet to a point on the South right of way of 2nd Place; thence 91 degrees 24 minutes 30 seconds right and run Southeasterly along said right of way line of 2nd Place for 76.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
08/27/2009 02:37:00 PM FILED/CERT

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 August 4, 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 August 4, 2009.

Notary Public

MY COMMISSION EXPIRES MARCH 09, 2010

My Commission Expires: _____

This instrument prepared by:
Colleen McCullough
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727