

SEND TAX NOTICE TO:  
CitiMortgage, Inc.  
5280 Corporate Drive  
Frederick, MD 21703

CM #: 116409

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of July, 2002, Larry J. Carraway and Angela Carraway, husband and wife and Judy A. Hood, a single woman, executed that certain mortgage on real property hereinafter described to Old Stone Mortgage, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. # 20020813000381900, said mortgage having subsequently been transferred and assigned to ABN AMRO Mortgage Group, Inc., by instrument recorded in Instrument No. 20031014000690120, 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 merger with ABN AMRO Mortgage Group, 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 November 11, 2009, November 18, 2009, and November 25, 2009; and





WHEREAS, on December 11, 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 merger with ABN AMRO Mortgage Group, 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 merger with ABN AMRO Mortgage Group, Inc.; and

WHEREAS, CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc. , was the highest bidder and best bidder in the amount of Sixty-Five Thousand Eight Hundred Twenty-Nine And 77/100 Dollars (\$65,829.77) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, 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 merger with ABN AMRO Mortgage Group, Inc. , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Beginning at the Southeast corner of the NW ¼ of the SW ¼ of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama, and run thence South 88 Degrees 56 Minutes 15 Seconds West along the South line of said 1/4-1/4 a distance of 620.10 feet to a steel rebar corner on the Southeasterly right of way line of the Heart of Dixie Railroad right of way; thence run North 53 Degrees 31 Minutes 46 Seconds East along the South right of way line of said railroad a distance of 200.54 feet to the P.C. of a curve to the right having a central angle of 31 Degrees 27 Minutes 08 Seconds and a radius of 920.34 feet; thence run along the arc of said railroad curve an arc distance of 505.22 feet to a capped steel corner on the East line of said 1/4-1/4; thence run South 01 Degrees 34 Minutes 33 Seconds West a distance of 284.52 feet to the point of beginning.

Easement: Beginning at a point in the centerline of the Heart of Dixie Railroad right-of-way, said point being South 88 degrees 56 minutes 15 seconds west of and 706.40 from the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 53 degrees 31 minutes 46 seconds East along said centerline of said right-of-way a distance of 326.95 feet to the point of curvature of a curve to the right having a central angle of 40 degrees 02 minutes 08 seconds and a radius of 970.34 feet, thence run along the arc of said curve an arc distance of 678.03 feet to the point of tangency of said curve, thence continue along the centerline of said right-of-way South 86 degrees 26 minutes 06 seconds East a distance of 8.07 feet to the point of curvature of a curve to the right having a central angle of 15 degrees 8 minutes 49 seconds and a radius of 900 feet, thence continue along the arc of said curve an arc distance of 248.40 feet to the point of tangency of said curve, thence continue along the centerline of said right-of-way South 70 degrees 37 minutes 17 seconds East a distance of 318.61 feet to the point of curvature of a curve to the left having a central angle



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of 10 degrees 00 minutes 06 seconds and a radius of 400.00 feet, thence continue along the arc of said curve an arc distance of 69.82 feet to the point of tangency of said curve, thence continue along the centerline of said right-of-way South 80 degrees 37 minutes 23 seconds East a distance of 187.40 feet to the point of curvature of a curve to the left having a central angle of 36 degrees 28 minutes 11 seconds and a radius of 150.00 feet, thence continue along the arc of said curve an arc distance of 95.48 feet to the point of tangency of said curve, thence run North 62 degrees 54 minutes 26 seconds East a distance of 10.22 feet to the intersection of the centerline of said railroad right-of-way and the centerline of Shelby County Highway No. 86.

TO HAVE AND TO HOLD the above described property unto CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, 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 merger with ABN AMRO Mortgage Group, 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 December 11, 2009.

CitiMortgage, Inc., successor by merger with ABN  
AMRO Mortgage Group, Inc.  
By: Aaron Warner  
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., successor by merger with ABN AMRO Mortgage Group, 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 December 11, 2009.

Cybele M. Sey  
Notary Public

My Commission Expires: **MY COMMISSION EXPIRES OCTOBER 26, 2011**

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

  
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