

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

CM #: 125817

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 3rd day of August, 2004, Charlotte Ressler, a single woman, executed that certain mortgage on real property hereinafter described to ABN AMRO Mortgage Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20041001000544380, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 4, 2009, November 11, 2009, and November 18, 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 One Hundred Sixty-Three Thousand Nine Hundred And 00/100 Dollars (\$163,900.00) 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 Mortgagee, 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:

Part of the Southeast quarter of the Southwest quarter, Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 11 Township 18 South Range 1 East; thence West along the North line of said quarter- quarter section a distance of 664.29 feet; thence turn an interior angle of 91 degrees 44 minutes 40 seconds left and run in a Southerly direction 907.08 feet to a point; thence turn 90 degrees 37 minutes 37 seconds to the left for a distance of 25.00 feet to the point of beginning of tract herein described; thence continue along the last named course 205.95 feet; thence 89 degrees 07 minutes 30 seconds to the left in a Northerly direction 197.05 feet; thence 61 degrees 56 minutes 30 seconds to the left in a Northwesterly direction 234.92 feet; thence 118 degrees 19 minutes to the left in a Southerly direction 310.03 feet to the point of beginning.

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 Mortgagee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this December 11, 2009.



20091229000473610 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/29/2009 01:16:13 PM FILED/CERT

CitiMortgage, Inc., successor by merger with ABN
AMRO Mortgage Group, Inc.

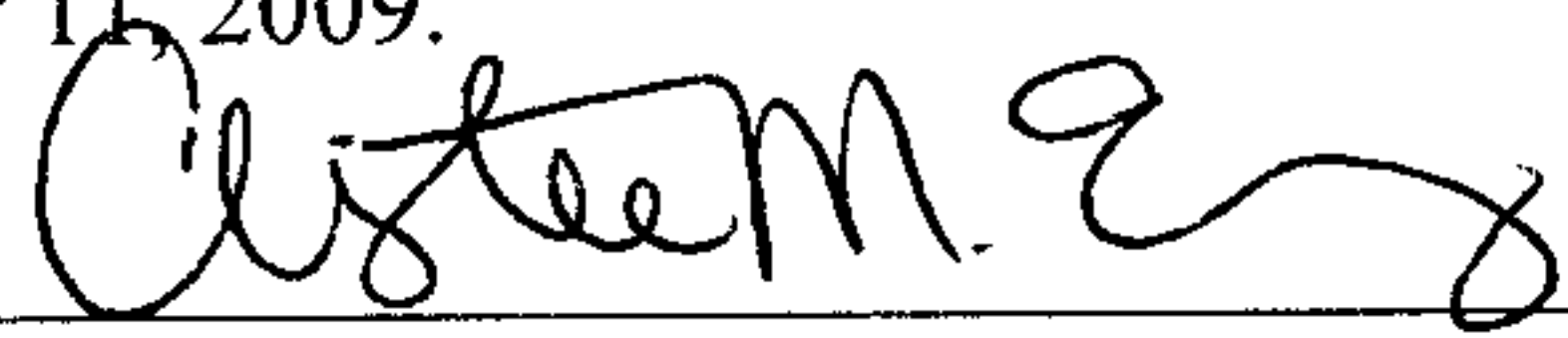
By: 
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

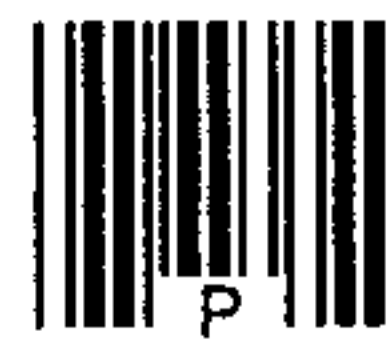
COUNTY OF JEFFERSON)

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

Given under my hand and official seal on this December 11, 2009.


Notary Public MY COMMISSION EXPIRES OCTOBER 26, 2011
My Commission Expires: _____

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



20091229000473610 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
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