


INVESTOR NUMBER: 723889751

CitiMortgage, Inc. CM #: 125817

MORTGAGOR(S): CHARLOTTE RESSLER


20091229000473620 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/29/2009 01:16:14 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Colleen McCullough
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc.**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of 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 together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

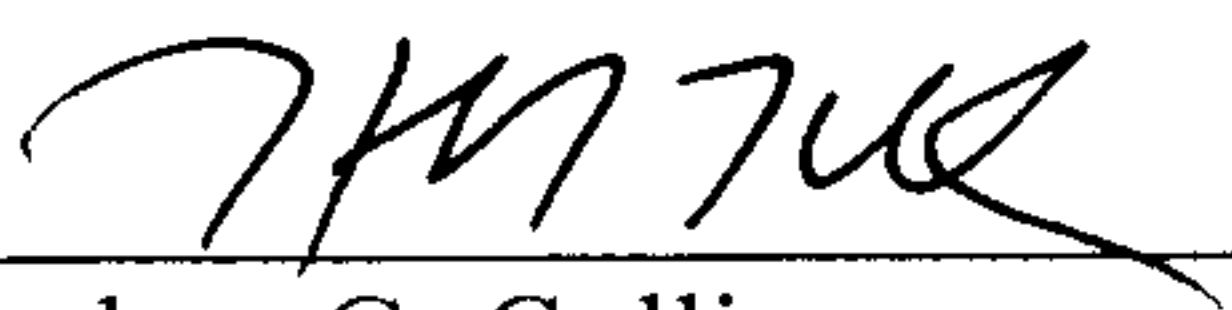


IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **CITIMORTGAGE, INC., SUCCESSOR BY MERGER WITH ABN AMRO MORTGAGE GROUP, INC.**, a corporation, has caused this conveyance to be executed by Stephen G. Collins as Shareholder of Sirote & Permutt, P.C. pursuant to that certain Limited Power of Attorney attached hereto as Exhibit A and fully incorporated herein. This Special Warranty Deed is executed on the 14th day of December, 2009.

CITIMORTGAGE, INC., SUCCESSOR BY MERGER WITH ABN AMRO MORTGAGE GROUP, INC.

By: Sirote & Permutt, P.C.
as Attorney-in-Fact for **Citimortgage, Inc., Successor By Merger With ABN AMRO Mortgage Group, Inc.**

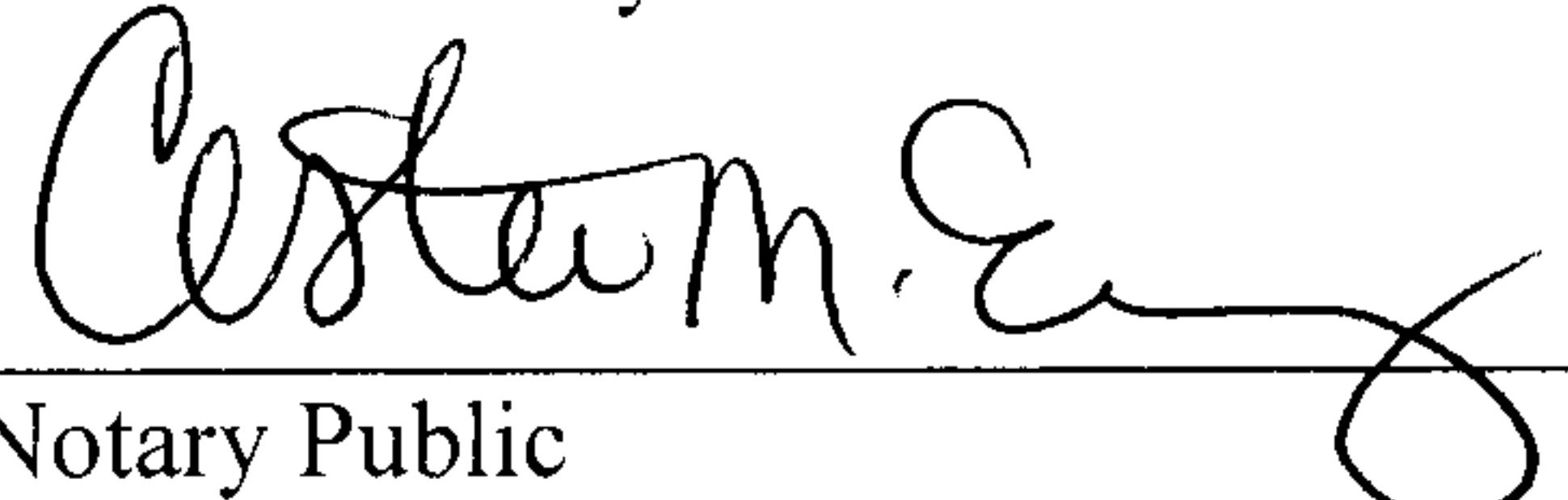
By: 
Stephen G. Collins
Its: Shareholder

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephen G. Collins, whose name as Shareholder of Sirote & Permutt, P.C., a corporation, 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 shareholder, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney-in-fact as aforesaid.

Given under my hand and official seal this the 14th day of December, 2009.


Notary Public

MY COMMISSION EXPIRES OCTOBER 26, 2011

My Commission Expires: _____

Please Send Tax Notices to:
CitiMortgage, Inc.
5280 Corporate Drive
Frederick, MD 21703

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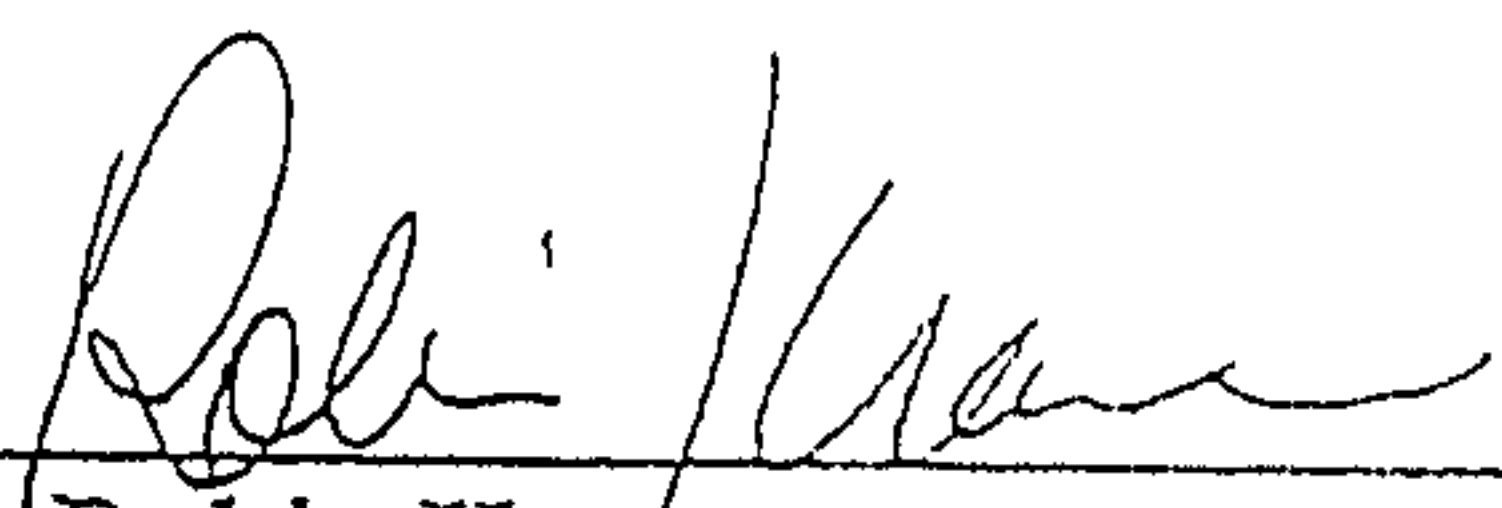
LIMITED POWER OF ATTORNEY

TO WHOM IT MAY CONCERN: The undersigned, CitiMortgage, Inc., (referred to herein as "CitiMortgage") does hereby authorize and appoint any of the shareholders of Sirote & Permutt, P.C. ("Agent") as the true and lawful attorney-in-fact and agent of CitiMortgage for the sole purposes of executing on behalf of CitiMortgage mortgage assignments and lost assignment affidavits which may be assignments necessary to complete foreclosure proceedings on any Alabama Security Instruments and for executing in the name of and for CitiMortgage any warranty deeds transferring residential real property located in the State of Alabama from CitiMortgage to Federal National Mortgage Association (FANNIE MAE), Federal Home Loan Mortgage Corporation (FREDDIE MAC), the Secretary of Housing and Urban Development, his successors and assigns (HUD), and/or the Secretary of Veterans Affairs, an Officer of the United States of America, his/her successors and/or assigns (VA), and for or otherwise to perform any act on behalf of CitiMortgage relating to the matters set forth above.

This Limited Power of Attorney shall be effective unless otherwise revoked.

IN WITNESS WHEREOF, the undersigned, by and through their duly authorized officers, have caused this Limited Power of Attorney to be executed on this 6th day of April, 2005.

CITIMORTGAGE, INC.

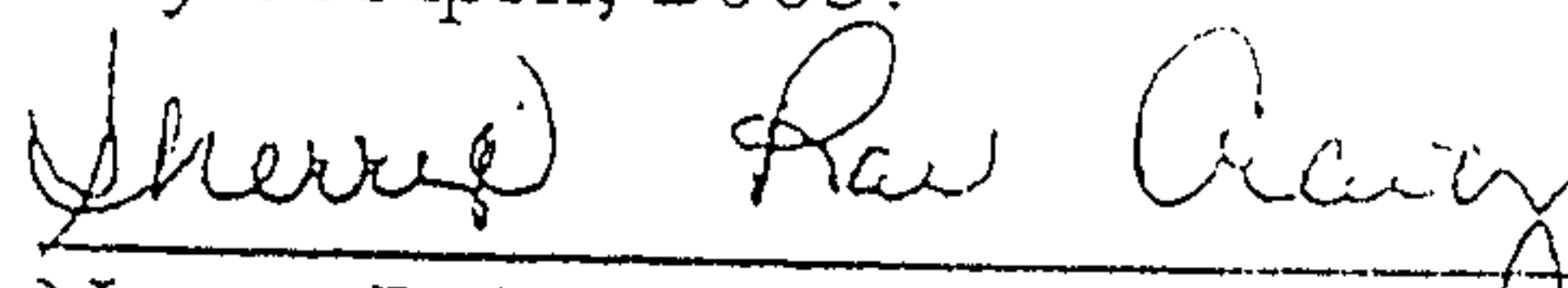

By: Robin Kramer
Its: Vice President

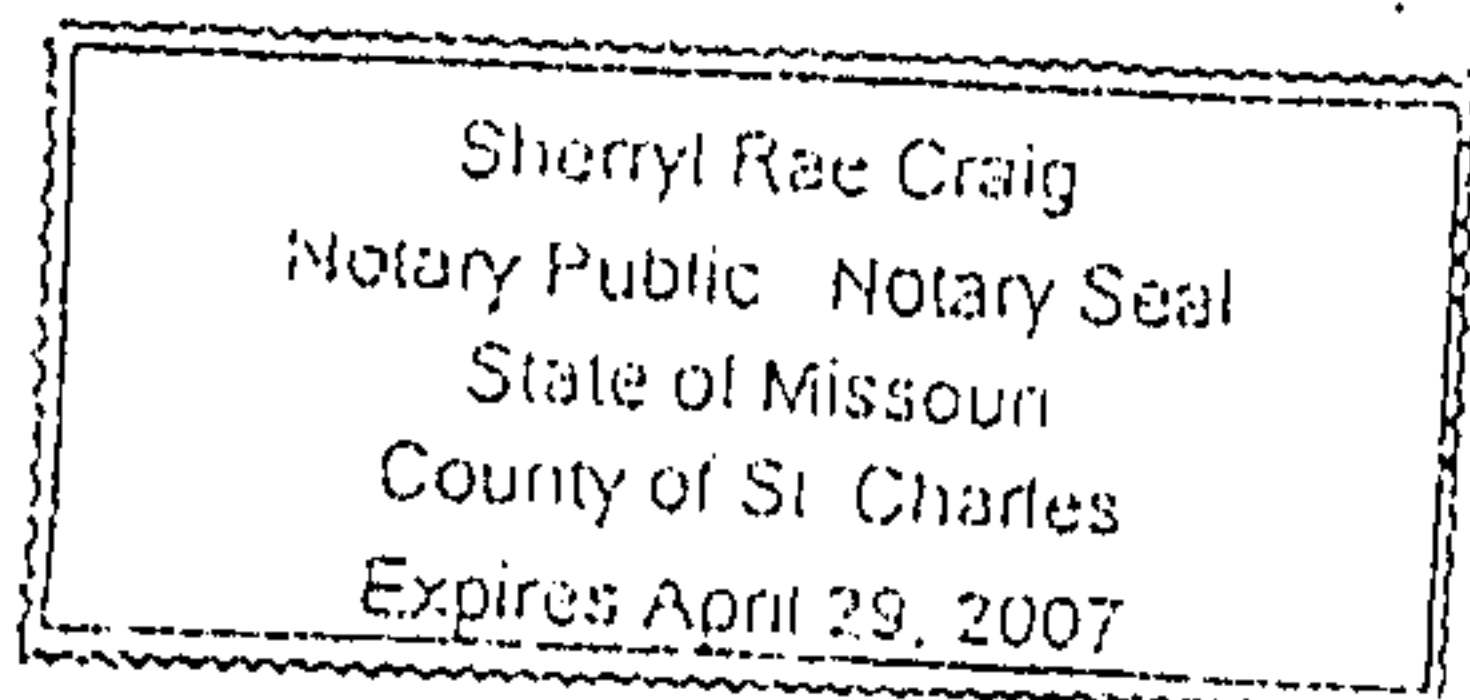
STATE OF Missouri)

COUNTY OF St. Charles)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Robin Kramer, whose name as Vice President_ of CitiMortgage, Inc. is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Subscribed and sworn to before me on this 6 day of April, 2005.


Notary Public Sherryl Rae Craig
My Commission Expires: 04/29/07



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