

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

CM #: 148569

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of December, 2002, Samuel Stagner and Vickey M. Stagner, husband and wife, 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 20030107000014130, 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 January 27, 2010, February 3, 2010, and February 10, 2010; and

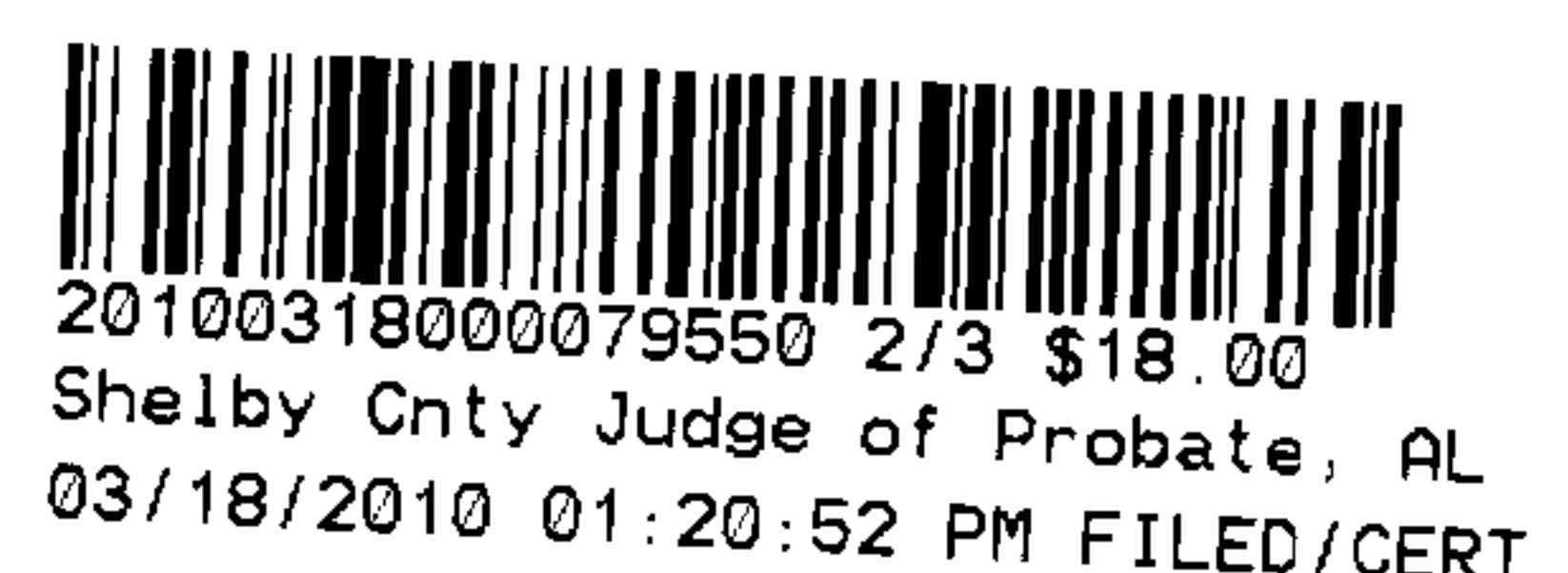
WHEREAS, on March 2, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson 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 Ninety-One Thousand Five Hundred Forty And 54/100 Dollars (\$91,540.54) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., by and through Aaron Nelson 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:

Lot 9, according to the Survey of Oakdale Estates, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama.

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 Nelson, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Aaron Nelson, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this March 2, 2010.

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

By:



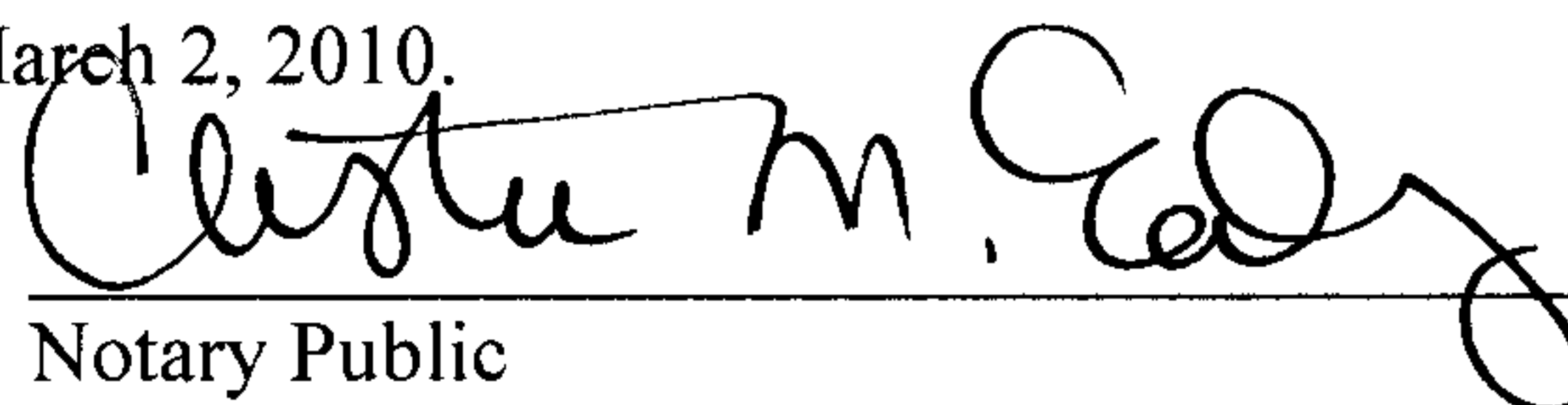
Aaron Nelson, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, 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 March 2, 2010.



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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Shelby Cnty Judge of Probate, AL  
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