

20100825000273630 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/25/2010 12:31:38 PM FILED/CERT

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

CM #: 118559

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of September, 2002, Dwight Spradley and Helen Spradley, 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 Inst. # 20021003000478720 and modified in Instrument No. 20030515000302210, 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 July 21, 2010, July 28, 2010, and August 4, 2010; and

WHEREAS, on August 17, 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 as member of AMN Consulting, LLC 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, Federal Home Loan Mortgage Corporation, was the highest bidder and best bidder in the amount of Two Hundred Forty-Three Thousand And 00/100 Dollars (\$243,000.00) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel 1:

Commence at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 24, Township 18 South, Range 1 East; thence run West along the South line of said quarter-quarter for 16.63 feet to the Southwesterly right of way of State Hwy. 25 and the point of beginning; thence continue last described course 470.18 feet; thence 50 Degrees 25 Minutes 37 Seconds right and run 58.10 feet; thence 90 Degrees 01 Minutes 30 Seconds run 362.03 feet to the Southwesterly right of way of said Hwy. 25; thence 89 Degrees 54 Minutes 45 Seconds right run along said right of way for 357.47 feet to the point of beginning.

Parcel 2:

Commence at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 24, Township 18 South, Range 1 East; thence run West along the South line of said quarter-quarter for 486.81 feet; thence 50 Degrees 25 Minutes 37 Seconds right run 58.10 feet to the point of beginning; thence continue last described course for 208.38 feet; thence 90 Degrees 91 Minutes 30 Seconds right run 361.81 feet to the Southwesterly right of way of State Highway No. 25; thence 89 Degrees 54 Minutes 45 Seconds right run along said right of way for 208.38 feet; thence 90 Degrees 05 Minutes 15 Seconds right run 362.02 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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.





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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 member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this August 17, 2010.

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

By: AMN Consulting, LLC

Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member

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, whose name as member of AMN Consulting, LLC acting in its 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Mortgagee.

Given under my hand and official seal on this August 17, 2010.

Stacey Harris Lowry
Notary Public
My Commission Expires: NOVEMBER 19, 2012
MY COMMISSION EXPIRES NOVEMBER 19, 2012

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

