


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


20101012000338560 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/12/2010 12:39:07 PM FILED/CERT

CM #: 122336

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of November, 2004, Jeffrey A. Kerstner and Debra Ann Kerstner, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Hometown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20041203000661550, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., by instrument recorded in Instrument Number 20091005000376270, 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. 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 September 1, 2010, September 8, 2010, and September 15, 2010; and

WHEREAS, on October 5, 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. 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.; and



WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred Sixty-Four Thousand One Hundred Seventeen And 40/100 Dollars (\$164,117.40) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Parcel I: A parcel of land in the Northwest quarter of the Southwest quarter of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Quarter-Quarter section, thence run North along the West Quarter-quarter line 1134.73 feet to the Point of Beginning; thence continue last course 188.17 feet; thence turn right 86 degrees 00 minutes 38 seconds and run East 18.92 feet to a point on a counter-clockwise curve on the West side of Hebb Road (Shelby County Highway #103), said curve having a delta angle of 20 degrees 05 minutes 47 seconds and a radius of 412.87 feet; thence turn right 69 degrees 51 minutes 17 seconds to the tangent of said curve and run southeast 144.81 feet along the arc of said curve; thence turn right 118 degrees 16 minutes 46 seconds from tangent and run Southwest 80.29 feet; thence turn left 40 degrees 28 minutes 07 seconds and run Southwest 49.33 feet to the Point of Beginning. According to survey of Amos Cory, RLS #10550, dated May 17, 2000.

Parcel II: a parcel of land in the Northeast quarter of the Southeast quarter of Section 12, Township 21 South, Range 1 East in the Northwest quarter of the southwest quarter of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the northeast quarter of the southeast quarter of said section 12; thence run north along the East section line 794.47 feet to the Point of Beginning; thence run left 90 degrees 00 minutes 00 seconds and run West 141.78 feet; thence turn left 90 degrees 00 minutes 00 seconds and run South 50.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 158.22 feet; thence turn right 90 degrees 00 minutes 00 seconds and run North 562.76 feet to a point on a fence line; thence turn right 88 degrees 41 minutes 50 seconds and run East 94.20 feet along said fence; thence turn right 00 degrees 53 minutes 12 seconds and continue East 75.07 feet along said fence; thence turn left 05 degrees 34 minutes 38 seconds and continue East 131.45 feet along said fence to a point 1.22 feet south of the Northwest corner of the Northwest quarter of the Southwest quarter of said Section 7; thence turn right 95 degrees 51 minutes 03 seconds and run south along the west quarter-quarter line 498.43 feet to a point 30 feet north of the point of beginning; thence turn left 107 degrees 50 minutes 24 seconds and run northeast 158.00 feet to a point on a fence line; thence turn right 14 degrees 14 minutes 29 seconds and run Northeast 73.50 feet along said fence; thence turn left 21 degrees 17 minutes and 25 seconds and run Northeast 147.35 feet along said fence to a point on the West side of Hebb Road (County Highway #103); thence turn right 86 degrees 26 minutes 49 seconds and run Southeast 167.95 feet along the West side of said road; thence turn right 118 degrees 47 minutes 19 seconds and run West 437.42 feet to the Point of Beginning (forming a closing angle of 180 degrees 20 minutes 48 seconds). According to survey of Amos Cory, RLS #10550, dated May 28, 1996.

Less and except the following described property: A parcel of land situated in the Northwest quarter of the Southwest quarter of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the northeast quarter of the southeast quarter of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama; thence north along the west line of said quarter-quarter section 824.47 feet to the point of Beginning; thence 72 degrees 09 minutes 36 seconds right and run Northeasterly 158.00 feet to a point on a fence line; thence 14 degrees 14 minutes 29 seconds right and run northeasterly 73.50 feet; thence 21 degrees 17 minutes 25 seconds left and run northeasterly 147.35 feet to a point on the Westerly right of way of Shelby County Highway #103; thence 86 degrees 26 minutes 49 seconds right and run along said right of way southeasterly 133.72 feet; thence 118 degrees 47 minutes 19 seconds right leaving said right of way run Westerly 421.12 feet to the Point of Beginning.



20101012000338560 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/12/2010 12:39:07 PM FILED/CERT

Less and Except: A parcel of land situated in the northwest quarter of the southwest quarter of section 7, township 21 south, range 2 east, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northeast quarter of the southeast quarter of section 7, township 21 south, range 2 east, Shelby County, Alabama; thence North along the West line of said quarter-quarter section 794.47 feet to the Point of beginning; thence continue along the last described course 30.00 feet; thence 90 degrees 20 minutes 48 seconds right and run easterly 421.12 feet to a point on the westerly right of way of Shelby County Highway #103; thence 61 degrees 12 minutes 41 seconds right and run along said right of way 34.23 feet; thence 118 degrees 47 minutes 19 seconds right leaving said right of way run westerly 427.42 feet to the Point of beginning.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association 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., 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 Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this October 5, 2010.

CitiMortgage, 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., 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 Transferee.

Given under my hand and official seal on this October 5, 2010

Angela Brooke Williams
Notary Public
My Commission Expires: _____

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

MY COMMISSION EXPIRES SEPTEMBER 27, 2014

MY COMMISSION EXPIRES SEPTEMBER 27, 2014

