


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


20101012000338570 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/12/2010 12:39:08 PM FILED/CERT

CM #: 183009

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of December, 2004, Ginger Rich, a single person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Coats & Co., Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20041230000709130, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., by instrument recorded in Instrument Number 20100903000286020, 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 8, 2010, September 15, 2010, and September 22, 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 Seventy-One Thousand Four Hundred Eight And 85/100 Dollars (\$71,408.85) 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:

A part of the Southwest quarter of the Southeast quarter of Section 33, Township 19 South, Range 1 West and being more particularly described as follows: Commence at the Northwest corner of said quarter-quarter section; thence South along the West line of same, a distance of 144.38 feet to the Point of Beginning of tract herein described, said point being the center line of public road; thence continue along the last named course a distance of 150.00 feet; thence 119 degrees 56 minutes to the left in a Northeasterly direction a distance of 150.00 feet; thence 60 degrees 04 minutes to the left in a Northerly direction a distance of 154.51 feet; thence 60 degrees 04 minutes to the left in a northerly direction a distance of 154.51 feet to the center line of said public road; thence 115 degrees 50 minutes to the left along said center line of road a distance of 88.79 feet; thence 13 degrees 24 minutes 30 seconds to the left a distance of 64.54 feet to the Point of Beginning; being situated in Shelby County, Alabama.

ALSO: Commence at the Northwest corner of the Southwest quarter of the southeast quarter, section 33, Township 19 South, Range 1 West; thence Southerly along the West line of said quarter-quarter section 144.38 feet; thence left 129 degrees 13 minutes 30 seconds and run 64.45 feet; thence right 13 degrees 24 minutes 30 seconds and run 88.79 feet to the Point of Beginning; thence continue along last described course 43.9 feet; thence right 101 degrees 05 minutes 54 seconds and run 48.03 feet; thence right 36 degrees 52 minutes 02 seconds and run 137.31 feet; thence right 157 degrees 52 minutes 04 seconds and run 154.51 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



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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

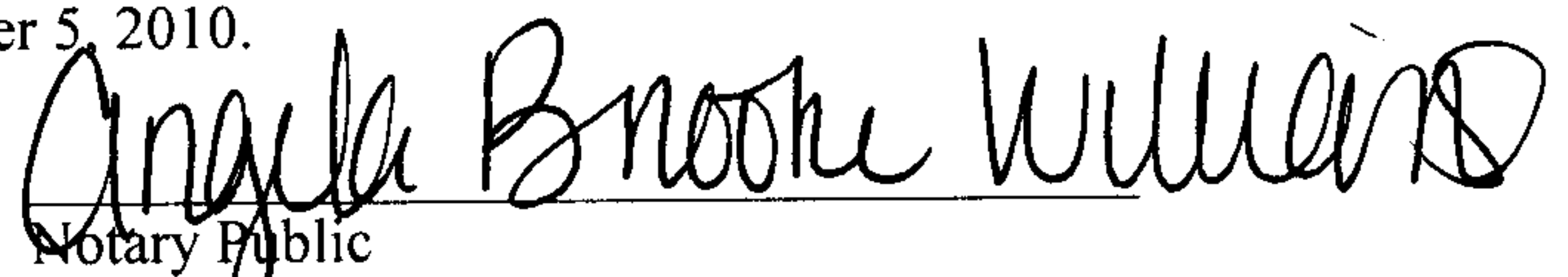
By: 
Aaron Nelson, Member

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.


Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 27, 2014

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


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