

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

CM #: 158798

STATE OF ALABAMA)

COUNTY OF SHELBY)



20110128000030970 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/28/2011 02:39:54 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of July, 2003, Wade Edmonds and wife, Jennifer Edmonds, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Southeastern Mortgage of Alabama, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030728000481890, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., by instrument recorded in Instrument Number 20101229000436320, 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 December 29, 2010, January 5, 2011, and January 12, 2011; and

WHEREAS, on January 18, 2011, 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, CitiMortgage, Inc., was the highest bidder and best bidder in the amount of One Hundred Twenty-Two Thousand One Hundred Ninety-Three And 05/100 Dollars (\$122,193.05) 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 CitiMortgage, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

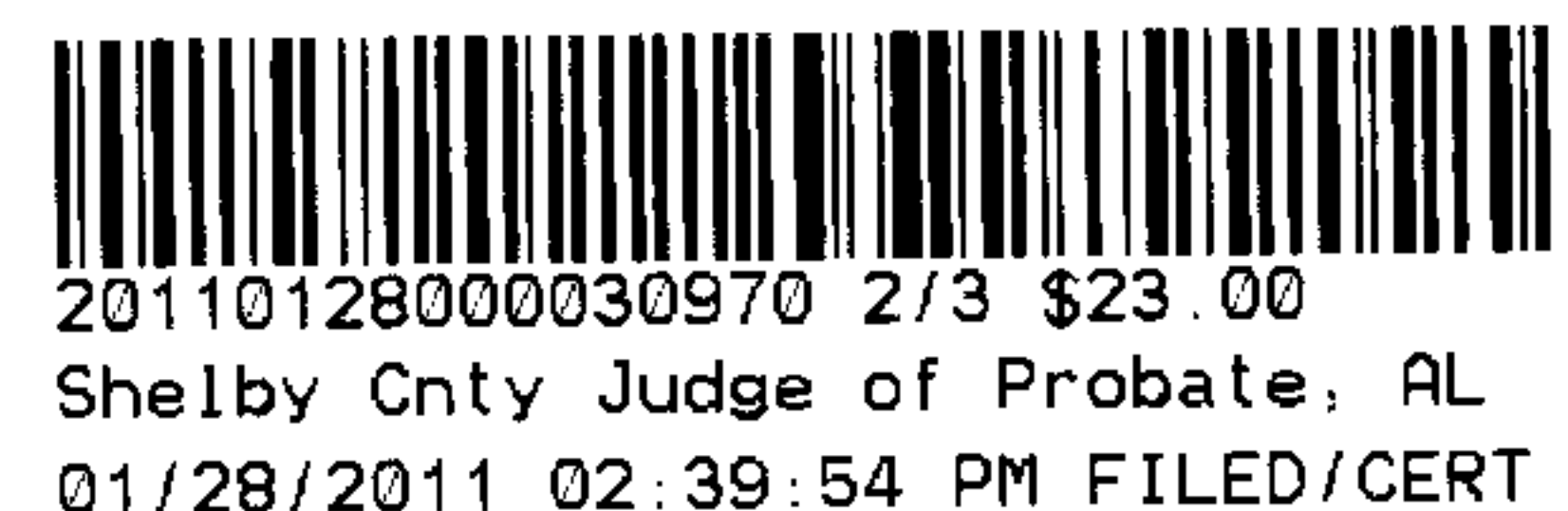
Parcel I:

Commence at the Southwest corner of Section 17, Township 22 South, Range 3 West, Shelby County, Alabama; thence Easterly along the South line of said Section 17, a distance of 568.0 feet to a point; thence 90 degrees 00 minutes left and Northerly 210.0 feet to the point of beginning of the property being described; thence continue Northerly along last described course 156.0 feet to a point; thence 90 degrees 00 minutes right and Easterly 351.07 feet to a point; thence 132 degrees 16 minutes right and Southwesterly 41.71 feet to a point; thence 2 degrees 24 minutes left and continue Southwesterly left and continue Southwesterly 168.40 feet to a point; thence 3 degrees 09 minutes right and Southwesterly 36.77 feet to a point on the South line of said Section 17; thence 46 degrees 49 minutes right and Westerly along the South line of Section 17 a distance of 151.73 feet to a point on the right of way line of Shelby County Highway 206; thence 28 degrees 45 minutes right to chord along a highway curve to the left a chord distance of 44.19 feet to the point of beginning.

Parcel II:

Part of the Northwest quarter of the Northwest quarter, Section 20, Township 22 South, Range 3 West, more particularly described as follows:

From the Northwest corner of Section 20, run Eastward along the North line of said quarter-quarter section a distance of 572.37 feet to an iron pin; thence continue Easterly along the North line of said quarter-quarter section to the Northeasterly right of way boundary of County Road 206 and the point of beginning; thence continue Easterly along the North line of said quarter-quarter section a distance of approximately 180 feet more or less, to the center line of a small unnamed creek whose course in the vicinity of the intersection just described is generally Southerly; thence Southerly along the center line of the unnamed creek to the intersection of the creek center line with the Northeasterly boundary of the right of way of County Road 206; thence Northwesterly along said Northeasterly right of way to the point of beginning. Being situated in Shelby County, Alabama.




TO HAVE AND TO HOLD the above described property unto CitiMortgage, 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., 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 January 18, 2011

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 January 18, 2011.


Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 28, 2014

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


20110128000030970 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/28/2011 02:39:54 PM FILED/CERT

