


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

CM #: 201356

STATE OF ALABAMA)

COUNTY OF SHELBY)


20110201000035830 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/01/2011 03:19:35 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of July, 2007, Terry L. Hall, a single man and Joseph E. Staton, a single man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Merchants & Farmers Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20070711000325250, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., by instrument recorded in Instrument No. 20091020000395560, 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



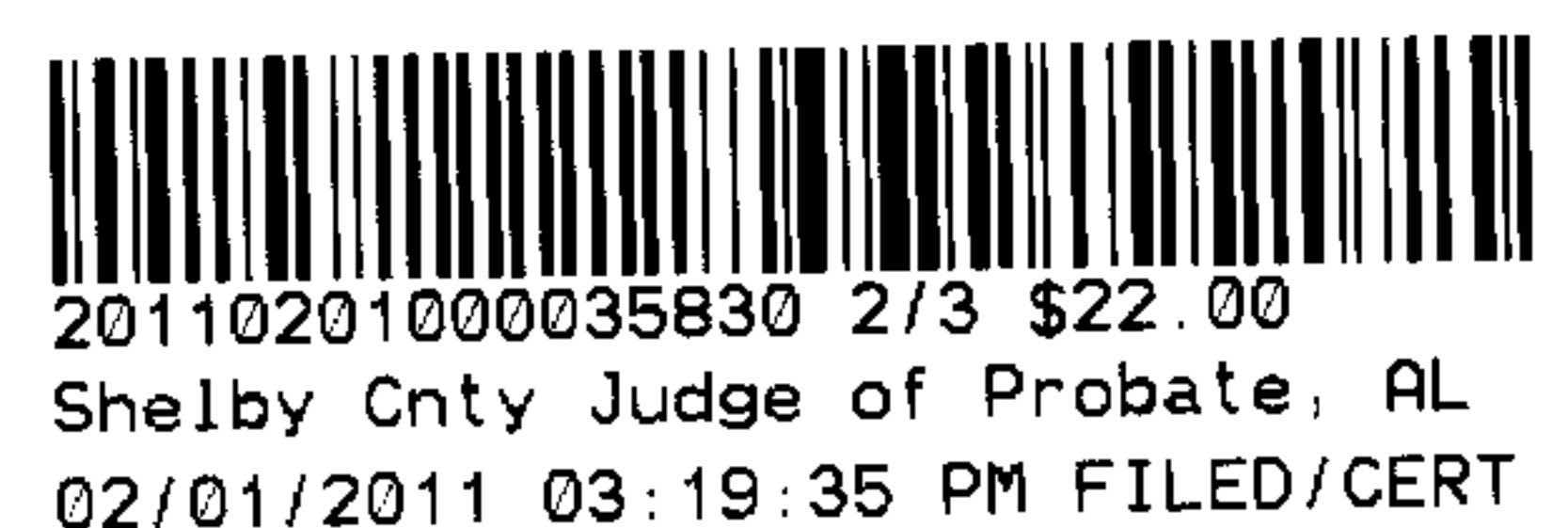
publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 29, 2010, January 5, 2011, and January 12, 2011; and

WHEREAS, on January 26, 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, Michael Corvin as member of Corvin Auctioneering, 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 Three Hundred Ninety-Five Thousand Seven Hundred Eighty-Six And 09/100 Dollars (\$395,786.09) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., by and through Michael Corvin as member of Corvin Auctioneering, 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:

Lot 25A, according to a Resurvey of Lots 24 and 25, Third Addition to Riverchase Country Club, Residential Subdivision, as recorded in Map Book 7, Page 146 in the Probate Office of Shelby County, Alabama; less and except the following: From the most Northerly corner of said Lot 24-A (being a common corner with Lot 25-A) run in a Southeasterly direction along the common line between Lots 24-A and 25-A for a distance of 57.33 feet to the Point of Beginning; thence turn an angle to the left of 3 degrees 49 minutes and run in an Easterly direction for a distance of 35.05 feet; thence turn an angle to the right of 6 degrees 59 minutes 30 seconds and run in a Southeasterly direction for a distance of 42.05 feet; thence turn an angle to the left of 9 degrees 12 minutes 08 seconds and run in an Easterly direction for a distance of 42.22 feet; thence turn an angle of left 35 degrees 55 minutes 46 seconds and run in a Northeasterly direction for a distance of 60.74 feet; thence turn an angle to the right of 15 degrees 00 minutes 45 seconds and run in an Easterly direction for a distance of 51.61 feet, more or less to the most Easterly corner of Lot 25-A, thence turn an angle to the right and run in a Southwesterly direction along the common line of said Lots 24-A and 25-A for a distance of 117.22 feet to a common corner of said lots 24-A and 25-A, thence turn an angle to the right and run in a Northwesterly



direction along the common line of said Lots 24-A and 25-A for a distance of 114.95 feet, more or less, 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 Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 26, 2011

CitiMortgage, Inc.

By: Corvin Auctioneering, LLC

Its: Auctioneer and Attorney-in-Fact

By: _____

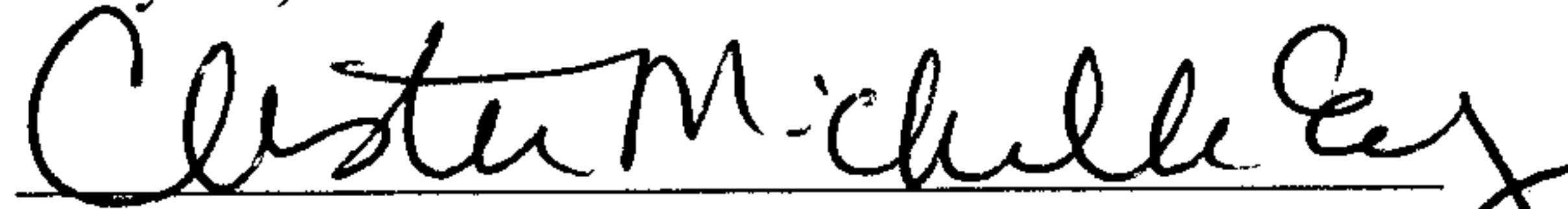
Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, 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 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 26, 2011



Notary Public

MY COMMISSION EXPIRES OCTOBER 26, 2011

My Commission Expires: _____

This instrument prepared by:

Colleen McCullough

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727



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