


SEND TAX NOTICE TO:
Brenda Zegarelli
396 Lakeshore Drive
Birmingham, AL 35209

CM #: 202717


20110218000056590 1/4 \$311.00
Shelby Cnty Judge of Probate, AL
02/18/2011 09:23:22 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 12th day of December, 2006, Daniel R. Beuoy, a married man, executed that certain mortgage on real property hereinafter described to Absolute Mortgage Company d/b/a AMC Funding, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070105000007630, said mortgage having subsequently been transferred and assigned to ABN AMRO Mortgage Group, Inc., by instrument recorded in Instrument Number 20070105000007640, 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. successor by merger to 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



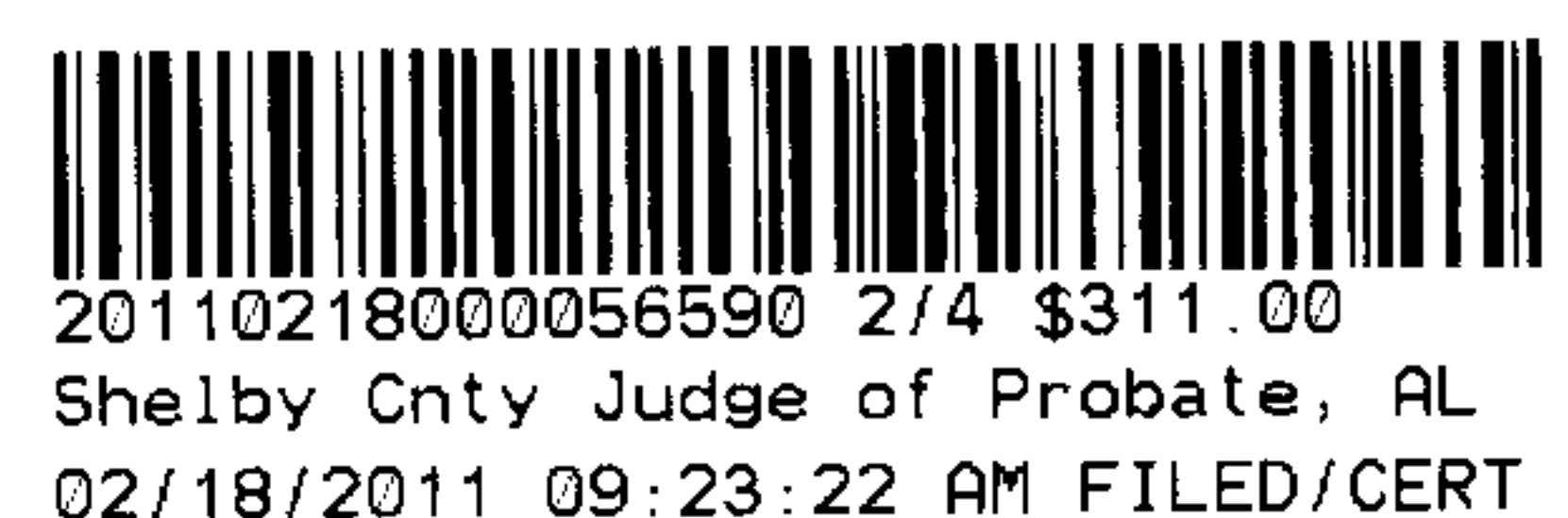
newspaper of general circulation published in Shelby County, Alabama, in its issues of January 12, 2011, January 19, 2011, and January 26, 2011; and

WHEREAS, on February 10, 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. successor by merger to 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 to ABN AMRO Mortgage Group, Inc.; and

WHEREAS, Brenda Zegarelli was the highest bidder and best bidder in the amount of Two Hundred Eighty-Six Thousand Seven Hundred Fifty-Two And 38/100 Dollars (\$286,752.38) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc. successor by merger to 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 Transferee, does hereby remise, release, quit claim and convey unto Brenda Zegarelli all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A tract of land situated in the Northwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 19 South, Range 3 West; thence run West along the North said Quarter-Quarter section line 41.35 feet; thence 78 degrees 31 minutes 11 seconds left 61.22 feet to the point of beginning; thence continue on last stated course 161.17 feet; thence 53 degrees 26 minutes 00 seconds left 253.55 feet; thence 90 degrees 00 minutes 00 seconds left 125.00 feet to a curve to the right, said curve having a central angle of 14 degrees 59 minutes 00 seconds and a radius of 790.43 feet; thence continue along the arc of said curve 206.70 feet to a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 25.00 feet; thence continue along the arc of said curve 39.27 feet to the point of tangency; thence continue along the tangent 44.82 feet to a curve to the left, said curve having a central angle of 63 degrees 01 minutes 49 seconds and a radius of 133.10 feet; thence continue along the arc of said curve 146.42 feet to the point of tangency; thence continue along the tangent 272.31 feet to the point of beginning.



The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Brenda Zegarelli, 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. successor by merger to 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 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 15th day of February, 2011.

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

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member



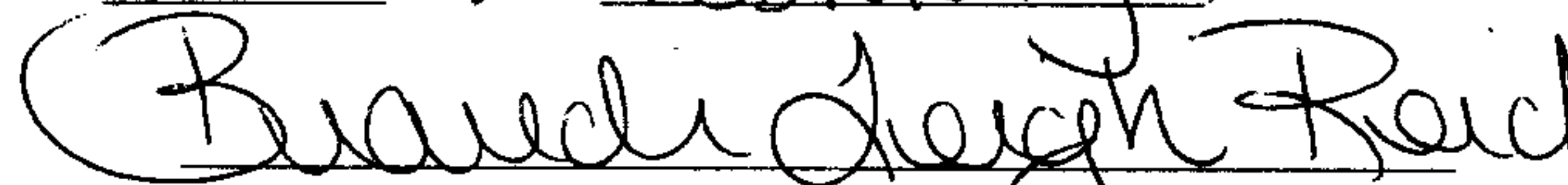
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STATE OF ALABAMA)

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 to 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 Transferee.

Given under my hand and official seal on this 15th day of February, 2011.



Notary Public

MY COMMISSION EXPIRES OCTOBER 28, 2014

My Commission Expires: _____

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



20110218000056590 4/4 \$311.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 02/18/2011
State of Alabama
Deed Tax: \$287.00

