


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

  
20110218000057320 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
02/18/2011 11:44:10 AM FILED/CERT

CM #: 203435

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of April, 2008, William Skipper and Joni B. Skipper, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Renasant Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080506000185990, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., by instrument recorded in Instrument Number 2011012800031350, 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 January 26, 2011, February 2, 2011, and February 9, 2011; and

WHEREAS, on February 14, 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

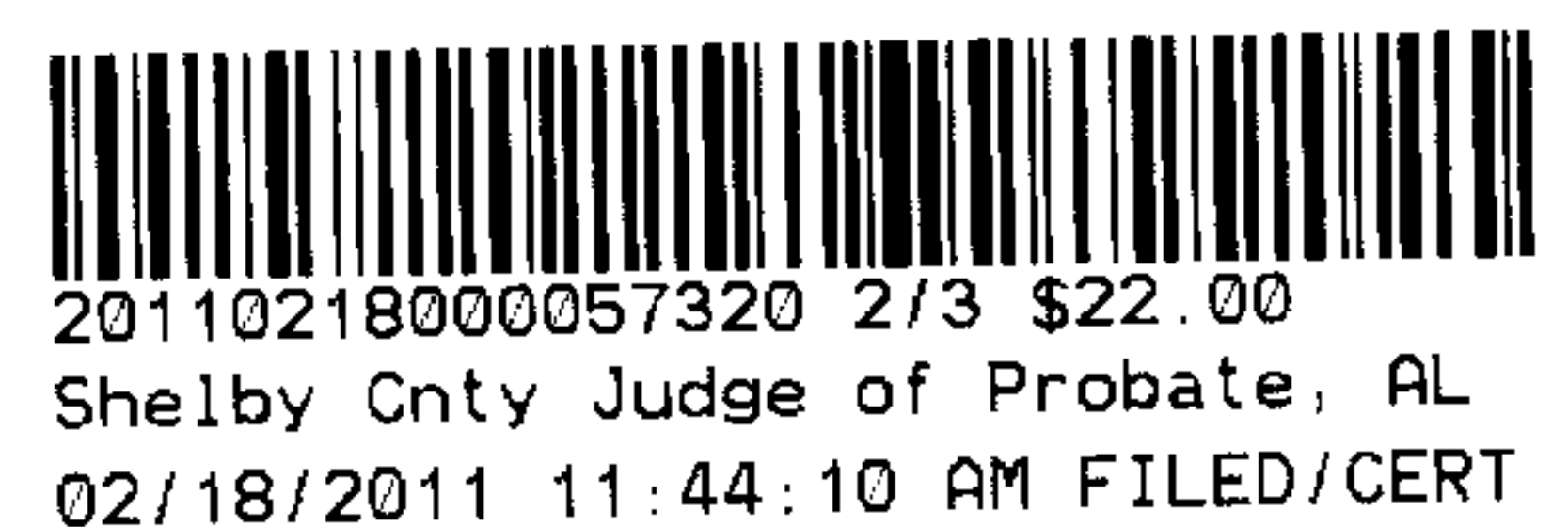
WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiMortgage, Inc.; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Two Hundred Seventy-Six Thousand Two Hundred Four And 19/100 Dollars (\$276,204.19) 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:

Parcel I: Lot 48, according to the amended map of Hickory ridge Subdivision, as recorded in Map Book 11, Page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Less and except the following: A part of Lot 48 of the amended map of Hickory Ridge as recorded in Map Book 11, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama; described as follows: Begin at the Northwest corner of said Lot 48, (said corner is also the Northeast corner of Lot 1 of Woods and Bends, First Sector, as recorded in Map Book 9, page 69, in the Office of the Judge of Probate of Shelby County); thence run South along the West line of said Lot 48 a distance of 100.20 feet to a point where said line intersects a fence, thence turn left 163 degrees 43 minutes 51 seconds and run North along said fence line a distance of 81.20 feet to the Northeast line of said Lot 48, thence turn left 63 degrees 53 minutes 41 seconds and run Northwest along the Northeast line of said Lot 48 a distance of 31.82 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Parcel II: A part of Lot One, of Woods and Bends, First Sector, as recorded in Map Book 9, Page 69 in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Lot 1 (said corner is also the Northwest corner of Lot 48 of the amended map of Hickory Ridge, as recorded in Map Book 11, Page 79 in the Office of the Judge of Probate of Shelby County); thence run South along the East line of said Lot 1 a distance of 100.20 feet to the point where said line intersects a fence and the Point of Beginning; thence continue last course a distance of 101.56 feet to the Southeast corner of said Lot 1, thence turn right 111 degrees 15 minutes 19 seconds and run Northwest along the Southwest line of said Lot 1 a distance of 28.56 feet to a fence; thence turn right 85 degrees 00 minutes 49 seconds and run Northeast along said fence a distance of 95.02 feet to the Point of Beginning; situated in Shelby County, Alabama.

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 February 14, 2011.

CitiMortgage, Inc.

By: Corvin Auctioneering, LLC  
Its: Auctioneer and Attorney-in-Fact

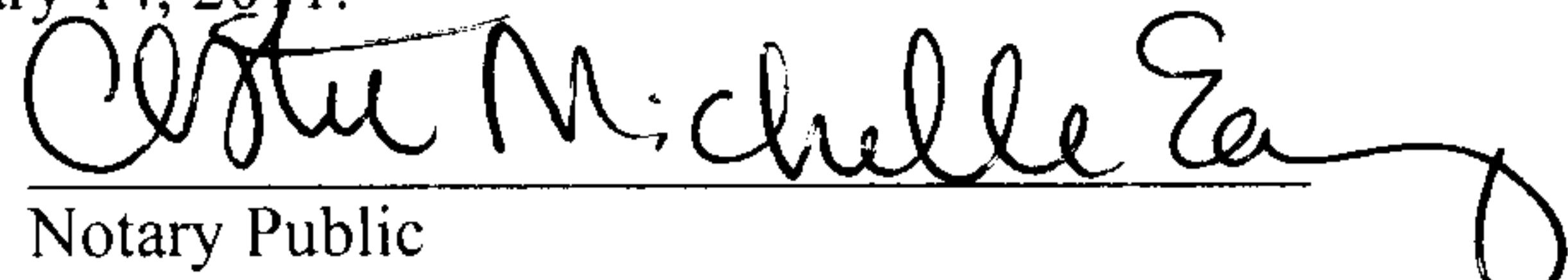
By:   
Michael Corvin, Member

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 February 14, 2011.

  
Notary Public  
My Commission Expires **MY COMMISSION EXPIRES OCTOBER 26, 2011**

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



  
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