

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to-wit: the 14th day of September, 2007, THOMAS G. NECLERIO, JR., a single man, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for FIRST LIBERTY FINANCIAL GROUP, LLC, herein called the Mortgagee, which said mortgage was recorded on 20th day of September, 2007, in Instrument No. 20070920000442010, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to CITIMORTGAGE, INC., by assignment dated the 3rd day of December, 2010, and recorded in Instrument No. 20110203000039320, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 12th day of January, 2011, and the 19th day of January, 2011, and the 26th day of January, 2011, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 15th day of February, 2011; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and **FEDERAL NATIONAL MORTGAGE ASSOCIATION** became the purchaser of the hereinafter described property at and for the sum of \$273,273.68 cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by CITIMORTGAGE, INC.;

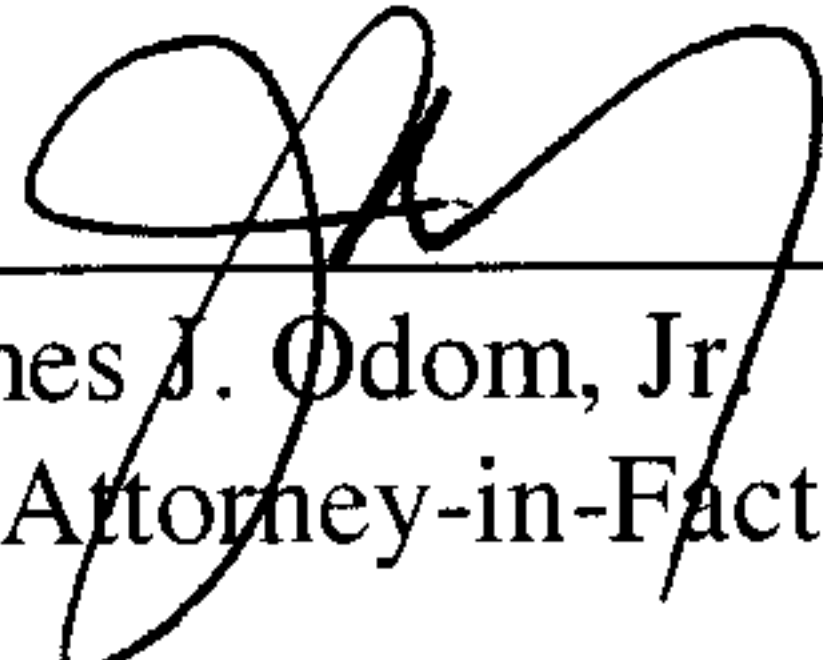
NOW THEREFORE, IN consideration of the premises THOMAS G. NECLERIO, JR., a single man, and CITIMORTGAGE, INC., both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION** the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama and run thence S 00 degrees 33 minutes 32 seconds E along the West line of said Section 10 a distance of 35.18 feet to a found rebar corner on the southerly margin of Heatherwood Drive and the point of beginning of the property being described; thence continue last described course a distance of 85.22 feet to a corner; thence run S 21 degrees 58 minutes 23 seconds E a distance of 84.77 feet to a rebar corner; thence run S 74 degrees 11 minutes 06 seconds E a distance of 229.52 feet to a found rebar corner; thence run N 00 degrees 50 minutes 16 seconds W a distance of 260.98 feet to a found one inch open top pipe corner on the North line of said Section 10; thence run N 85 degrees 51 minutes 30 seconds W along said quarter-quarter line a distance of 198.11 feet to a found rebar corner on the southerly margin of Heatherwood Drive; thence run S 55 degrees 43 minutes 59 seconds W along said margin of said drive a distance of 62.26 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION** under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said THOMAS G. NECLERIO, JR., a single man, and CITIMORTGAGE, INC., have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

THOMAS G. NECLERIO, JR., a single man, and
CITIMORTGAGE, INC.

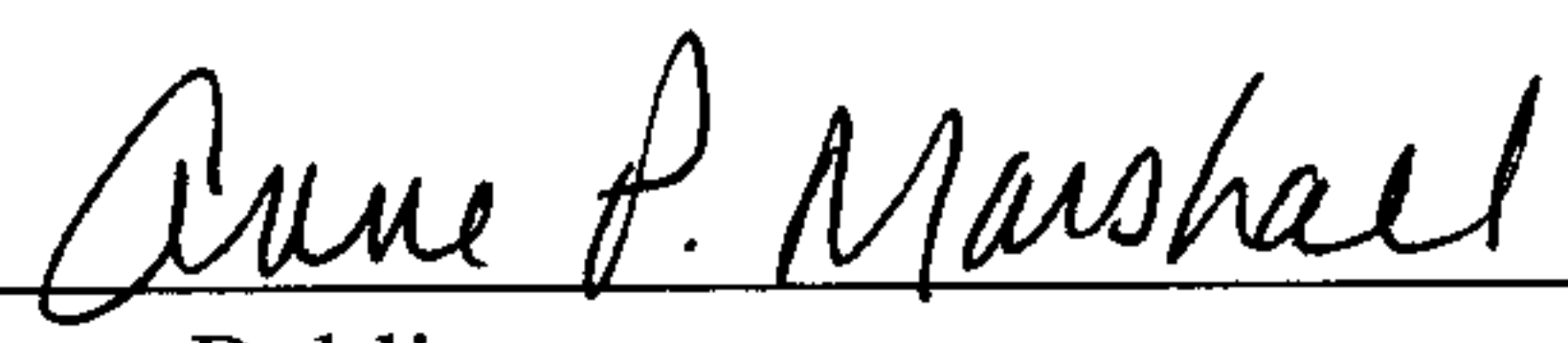
BY: 
James J. Odom, Jr.
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR., whose name as attorney-in-fact and auctioneer for THOMAS G. NECLERIO, JR., a single man, and CITIMORTGAGE, INC., is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that being informed of the contents of the conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 8th day of March, 2011.


Notary Public
My Commission Expires: 3/12/2011

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
P.O. BOX 307
HUNTSVILLE, AL 35804
apl

Grantees Address:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043


20110314000082600 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
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