

MORTGAGE FORECLOSURE DEED

20110518000149170 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/18/2011 03:01:14 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Scot Webb
0014660948

KNOW ALL MEN BY THESE PRESENTS: That Scot Webb and Robyn Webb, Husband and Wife did, on to-wit, the May 19, 2003, execute a mortgage to Charter One Mortgage Corp., which mortgage is recorded in Instrument #20030529000331780 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 6, 13, 20, 27, May 4, 11, 2011; and

WHEREAS, on the May 18, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:55 o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp. did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp., in the amount of One Hundred Seventy-Eight Thousand Five Hundred Dollars and No Cents (\$178,500.00), which sum the said RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp.; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Seventy-Eight Thousand Five Hundred Dollars and No Cents (\$178,500.00), cash, the said Scot Webb and Robyn Webb, Husband and Wife, acting by and through the said RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp., by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp., by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 109, according to the Amended Map of Riverwoods, First Sector, as recorded in Map Book 29, Page 120, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp., forever; 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, and any taxes which may be due.

IN WITNESS WHEREOF, the said RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka Charter One Mortgage Corp., has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the May 18, 2011.

Scot Webb and Robyn Webb, Husband and Wife
Mortgagors

RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka
Charter One Mortgage Corp.
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

RBS Citizens, N.A. successor in interest to CCO Mortgage Corp., fka
Charter One Mortgage Corp.
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jimmie Raye Newman, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this May 18, 2011.

Dorothy M. Veitch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-28-14

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
11-001447

GRANTEE'S ADDRESS
CCO Mortgage
10561 Telegraph Road
Glen Allen, Virginia 23059



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large

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