


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

  
20110527000158360 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/27/2011 03:46:58 PM FILED/CERT

CM #: 135708

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of May, 2005, Barry Lester Grantham and Kathy Darlene Grantham, husband and wife, executed that certain mortgage on real property hereinafter described to Argent Mortgage Company, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050608000279340, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., by instrument recorded in Instrument Number 20110307000075160, 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 March 16, 2011, March 23, 2011, and March 30, 2011; and

WHEREAS, on May 23, 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

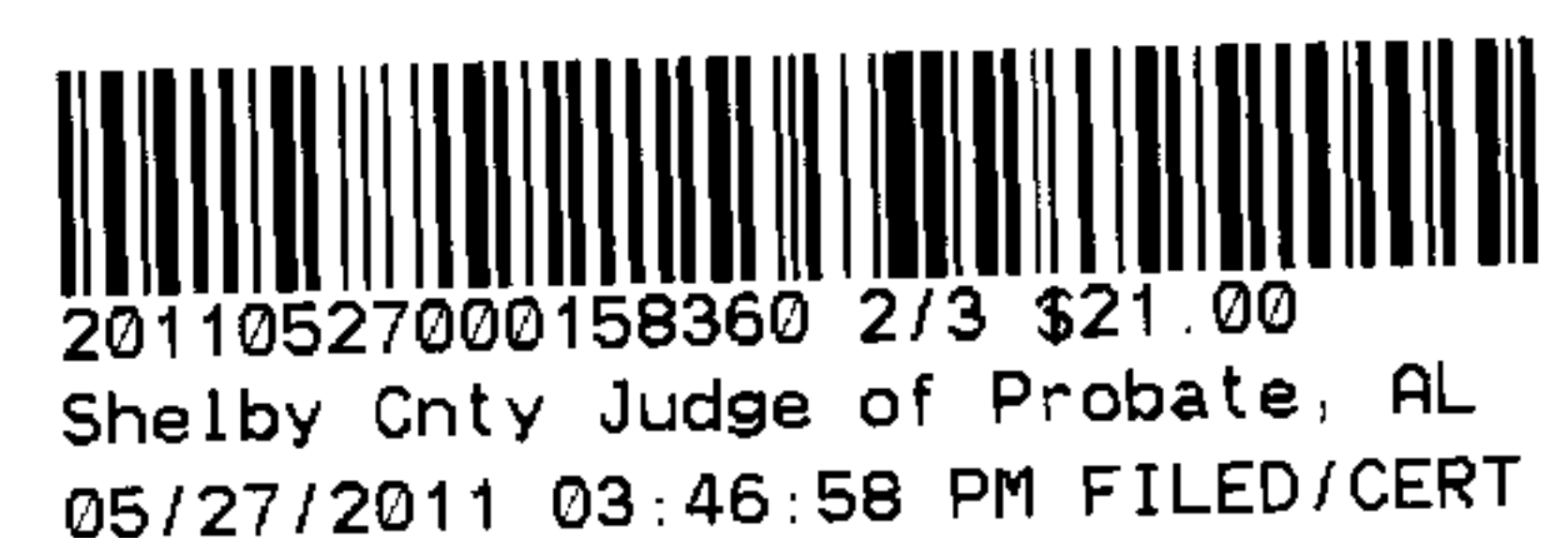
WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiMortgage, Inc.; and

WHEREAS, CitiMortgage, Inc., was the highest bidder and best bidder in the amount of Forty-Two Thousand Two And 28/100 Dollars (\$42,002.28) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto CitiMortgage, Inc., all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 9, Township 20 South, Range 1 East, thence run South along said section line a distance of 525.17 feet to the point of beginning; thence turn an angle of 88 degrees 16 minutes 28 seconds left and run a distance of 392.00 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds right and run a distance of 420.00 feet; thence turn an angle of 91 degrees 43 minutes 32 seconds right and run a distance of 273.26 feet, more or less to the East right of way of Highway 55; thence turn an angle of 73 degrees 32 minutes 12 seconds right and run a distance of 235.03 feet along the chord of a curve to the left; thence turn an angle of 1 degree 57 minutes 56 seconds left from said chord and run a distance of 204.93 feet to the point of beginning, property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law.

Also a 20 foot easement for the purpose of ingress, egress and utilities described as follows: commence at the Northwest corner of Section 9, Township 20 South, Range 1 East, thence run South along said section line a distance of 525.17 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds left and run a distance of 392.00 feet; thence turn an





angle of 88 degrees 16 minutes 28 seconds right and run a distance of 400.00 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto CitiMortgage, Inc. 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 Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale for said Transferee.

CitiMortgage, Inc.

By: AMN Consulting, LLC  
Its: Auctioneer


By:   
Aaron Nelson, Member

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 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 on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.


Given under my hand and official seal on this 24 day of May, 2011

  
Notary Public

My Commission Expires:

**MY COMMISSION EXPIRES OCTOBER 28, 2014**

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

  
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