


SEND TAX NOTICE TO:  
RBS Citizens  
10561 Telegraph Road  
Glen Allen, VA 23059

CM #: 220667

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                    )

  
20110718000207930 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/18/2011 10:28:50 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of August, 2003, Brigitte A. Coleman, a single person, executed that certain mortgage on real property hereinafter described to Charter One Mortgage Corp. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030905000592810, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 RBS Citizens, N.A. successor in interest to CCO Mortgage Corp. fka Charter One Mortgage Corp, a subsidiary of Charter One Bank, N.A. 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 June 15, 2011, June 22, 2011, and June 29, 2011; and

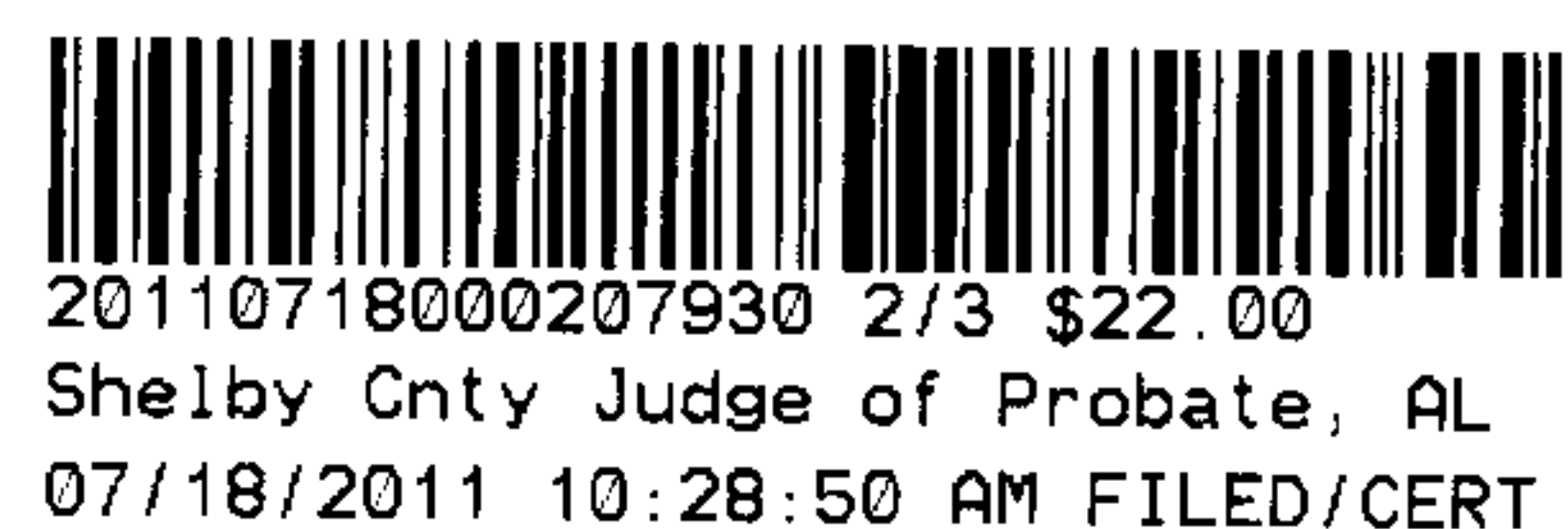
WHEREAS, on July 5, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and RBS Citizens, N.A. successor in interest to CCO Mortgage Corp. fka Charter One Mortgage Corp, a subsidiary of Charter One Bank, N.A. 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 RBS Citizens, N.A. successor in interest to CCO Mortgage Corp. fka Charter One Mortgage Corp, a subsidiary of Charter One Bank, N.A. ; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Sixty-Six Thousand One Hundred And 00/100 Dollars (\$66,100.00) on the indebtedness secured by said mortgage, the said RBS Citizens, N.A. successor in interest to CCO Mortgage Corp. fka Charter One Mortgage Corp, a subsidiary of Charter One Bank, N.A. , by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale for said Mortgagee, 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:

Lot 201, according to the Amended Map of Final Plat of Camden Cove,  
Sector 6, as recorded in Map Book 30, Page 54, in the Probate Office of  
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.

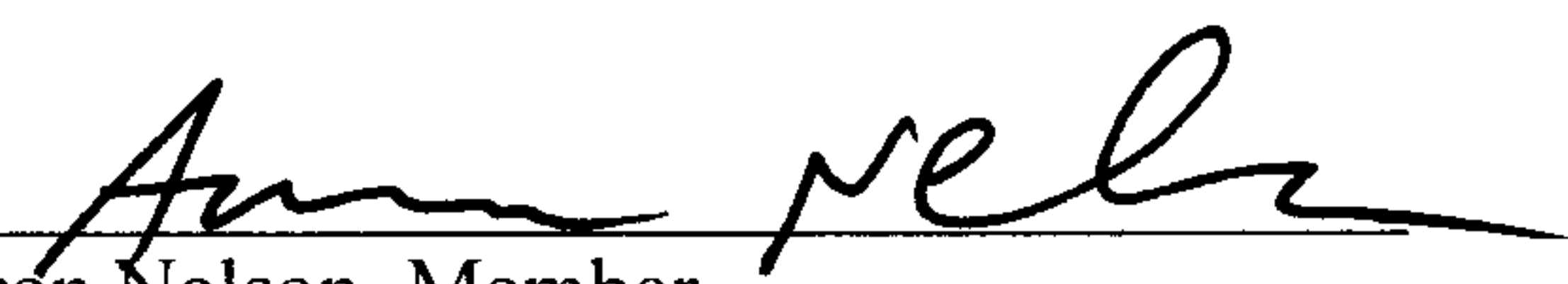




IN WITNESS WHEREOF, RBS Citizens, N.A. successor in interest to CCO Mortgage Corp. fka Charter One Mortgage Corp, a subsidiary of Charter One Bank, N.A. , has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale for said Mortgagee.

RBS Citizens, N.A. successor in interest to CCO Mortgage Corp. fka Charter One Mortgage Corp, a subsidiary of Charter One Bank, N.A.

By: AMN Consulting, LLC  
Its: Auctioneer

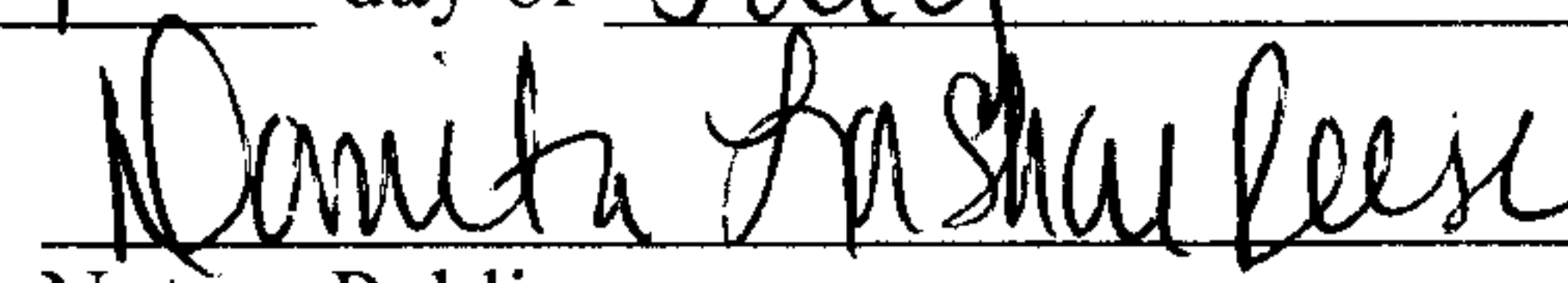
By:   
Aaron Nelson, Member

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 RBS Citizens, N.A. successor in interest to CCO Mortgage Corp. fka Charter One Mortgage Corp, a subsidiary of Charter One Bank, N.A. , 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 Mortgagee.

Given under my hand and official seal on this 11<sup>th</sup> day of July, 2011

  
Notary Public  
My Commission Expires: SEPTEMBER 11, 2012

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

  
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