

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

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of March, 2009, Derek E. Portwood and Brittany K. Portwood, formerly known as Brittany K. Sullivan, husband and wife, executed that certain mortgage on real property hereinafter described to CitiCorp Trust Bank, FSB, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090330000115060, 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 CitiCorp Trust Bank, FSB 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



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publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 31, 2011, September 7, 2011, and September 14, 2011; and


WHEREAS, on September 21, 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 CitiCorp Trust Bank, FSB 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, Cynthia Williams was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiCorp Trust Bank, FSB; and

WHEREAS, CitiCorp Trust Bank, FSB was the highest bidder and best bidder in the amount of Ninety-Two Thousand Two Hundred Thirty-Two And 47/100 Dollars (\$92,232.47) on the indebtedness secured by said mortgage, the said CitiCorp Trust Bank, FSB, by and through Cynthia Williams as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto CitiCorp Trust Bank, FSB all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 36 according to the survey of First Sector, Portsouth, as recorded in Map Book 6, Page 22 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto CitiCorp Trust Bank, FSB 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.


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IN WITNESS WHEREOF, CitiCorp Trust Bank, FSB, has caused this instrument to be executed by and through Cynthia Williams, as auctioneer conducting said sale for said Mortgagee, and said Cynthia Williams, as said auctioneer, has hereto set his/her hand and seal on this 22 day of September, 2011.

CitiCorp Trust Bank, FSB

By: 

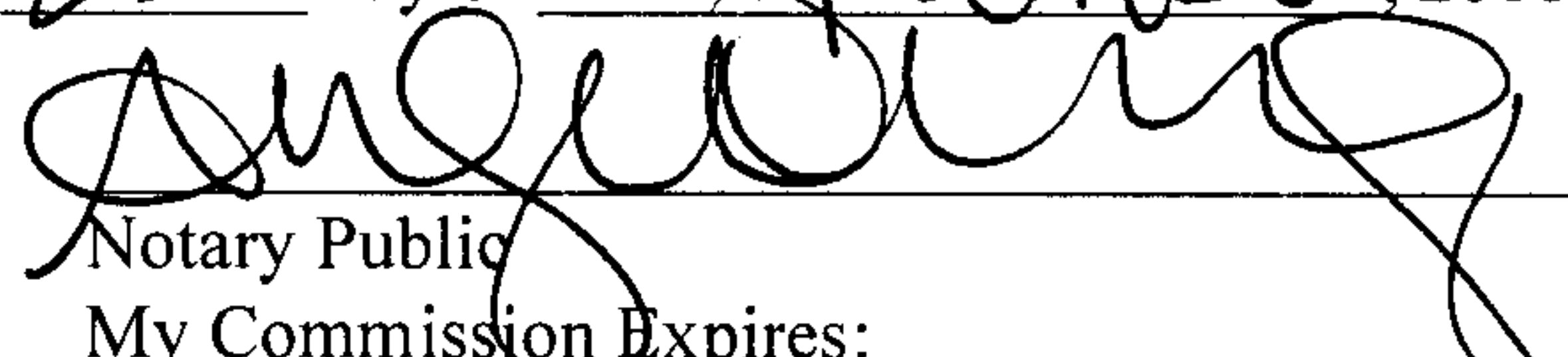
Cynthia Williams, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Williams, acting in his/her capacity as auctioneer for CitiCorp Trust Bank, FSB, 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/she, as such auctioneer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Mortgagee acting in his/her capacity as auctioneer for said Mortgagee.

Given under my hand and official seal on this 22 day of September, 2011


Notary Public
My Commission Expires: _____

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

MY COMMISSION EXPIRES SEPTEMBER 27, 2014



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