

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 20th day of May, 2005, Cecil Thomas Brown, Jr and Melissa Paige Brown, husband and wife, executed that certain mortgage on real property hereinafter described to The Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050608000280300 and re-recorded in Instrument Number 20050720000362300., said mortgage having subsequently been transferred and assigned to ABN AMRO Mortgage Group, Inc., by instrument recorded in Instrument Number 20050608000280310, 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., successor by merger with ABN AMRO Mortgage Group, 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 October 12, 2011, October 19, 2011, and October 26, 2011; and

WHEREAS, on November 14, 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., successor by merger with ABN AMRO Mortgage Group, 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 Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc.; and

WHEREAS, PNC Bank, National Association was the highest bidder and best bidder in the amount of Five Hundred Forty Thousand And 00/100 Dollars (\$540,000.00) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto PNC Bank, National Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 79, according to the amended map of The Cove of Greystone Phase I, recorded in Map Book 26, Page 39 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto PNC Bank, National 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, CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 15 day of Nov., 2011.

CitiMortgage, Inc., successor by merger with
ABN AMRO Mortgage Group, Inc.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

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 Auctioneering, LLC acting in its capacity as auctioneer for CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, 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 15 day of November, 2011
[Signature]
Notary Public
My Commission Expires: SEPTEMBER 27, 2014

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

