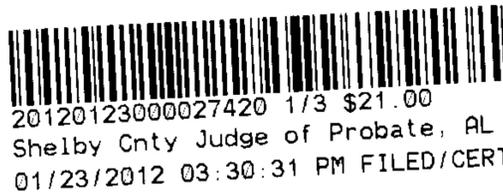


SEND TAX NOTICE TO:  
Federal National Mortgage Association  
13455 Noel Road, Suite 660  
Dallas, TX 75240

STATE OF ALABAMA            )  
SHELBY COUNTY                )



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of April, 2004, Gabriel Adan, an unmarried man, executed that certain mortgage on real property hereinafter described to Homebanc Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20040428000220660, said mortgage having subsequently been transferred and assigned to Principal Residential Mortgage, Inc., by instrument recorded in Instrument Number 20040901000488310, 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 in interest by merger to Principal Residential Mortgage, 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 December 14, 2011, December 21, 2011, and December 28, 2011; and

WHEREAS, on January 13, 2012, 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 in interest by merger to Principal Residential Mortgage, 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, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiMortgage, Inc., successor in interest by merger to Principal Residential Mortgage, Inc.; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Ninety Thousand Four Hundred Thirty-Six And 98/100 Dollars (\$90,436.98) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., successor in interest by merger to Principal Residential Mortgage, Inc., by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto 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 3, Final Plat of Park Forest Village, as recorded in Map Book 31,  
Page 51 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto 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.

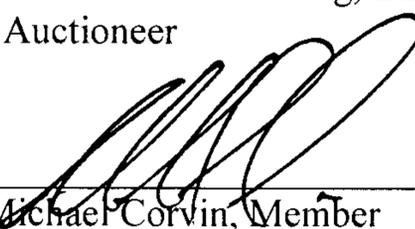
  
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Shelby Cnty Judge of Probate, AL  
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IN WITNESS WHEREOF, CitiMortgage, Inc., successor in interest by merger to Principal Residential Mortgage, Inc., has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 17 day of JANUARY, 2012.

CitiMortgage, Inc., successor in interest by merger to Principal Residential Mortgage, Inc.

By: Corvin Auctioneering, LLC  
Its: Auctioneer

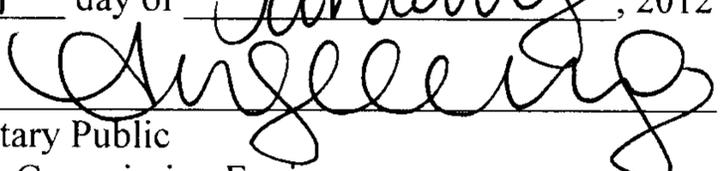
By:   
Michael Corvin, Member

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer for CitiMortgage, Inc., successor in interest by merger to Principal Residential Mortgage, 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 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 17 day of JANUARY, 2012

  
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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Shelby Cnty Judge of Probate, AL  
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