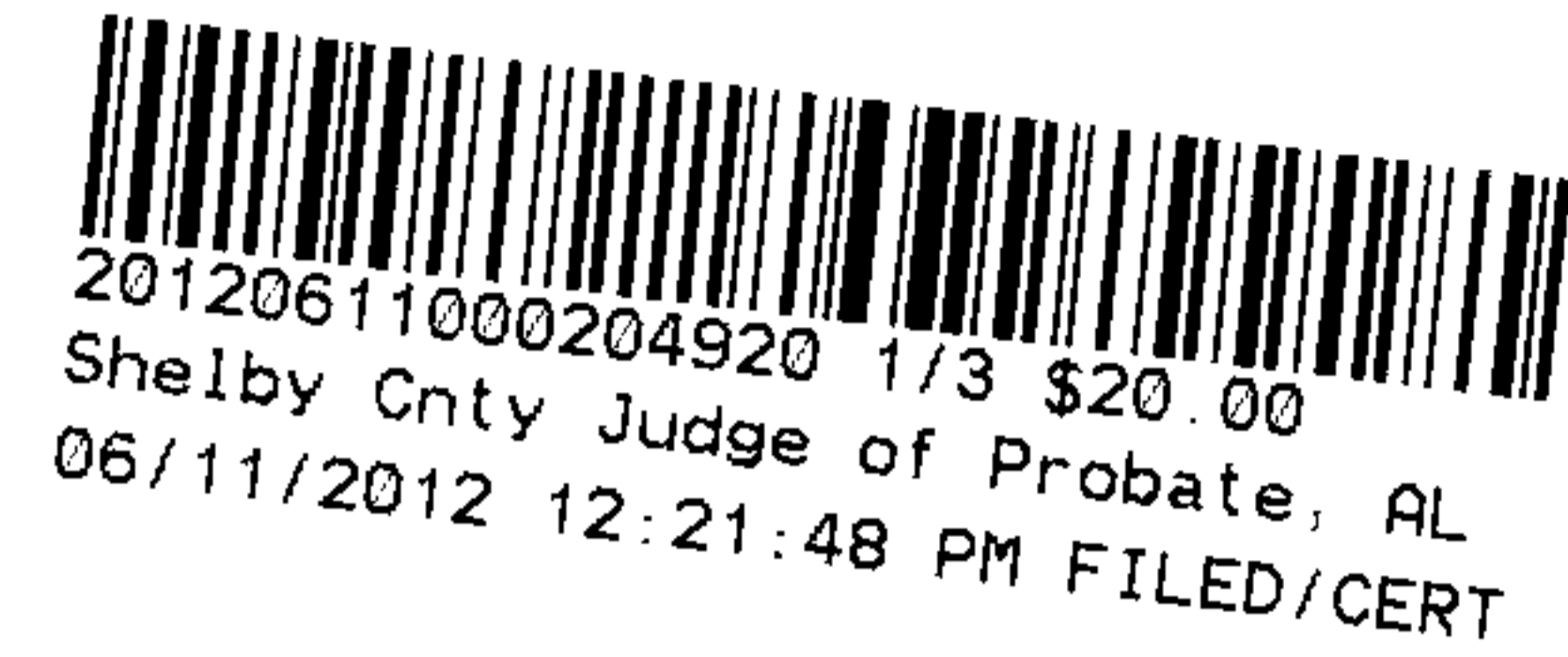


SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240



STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of February, 2004, Donna L. Goggins, a married woman and Marshall J. Goggins, a married man, wife and husband, executed that certain mortgage on real property hereinafter described to ABN AMRO Mortgage Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20040212000073840, 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 CitiMortgage, Inc., as successor in interest by merger to 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 May 2, 2012, May 9, 2012, and May 16, 2012; and

WHEREAS, on June 1, 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., as successor in



interest by merger to 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

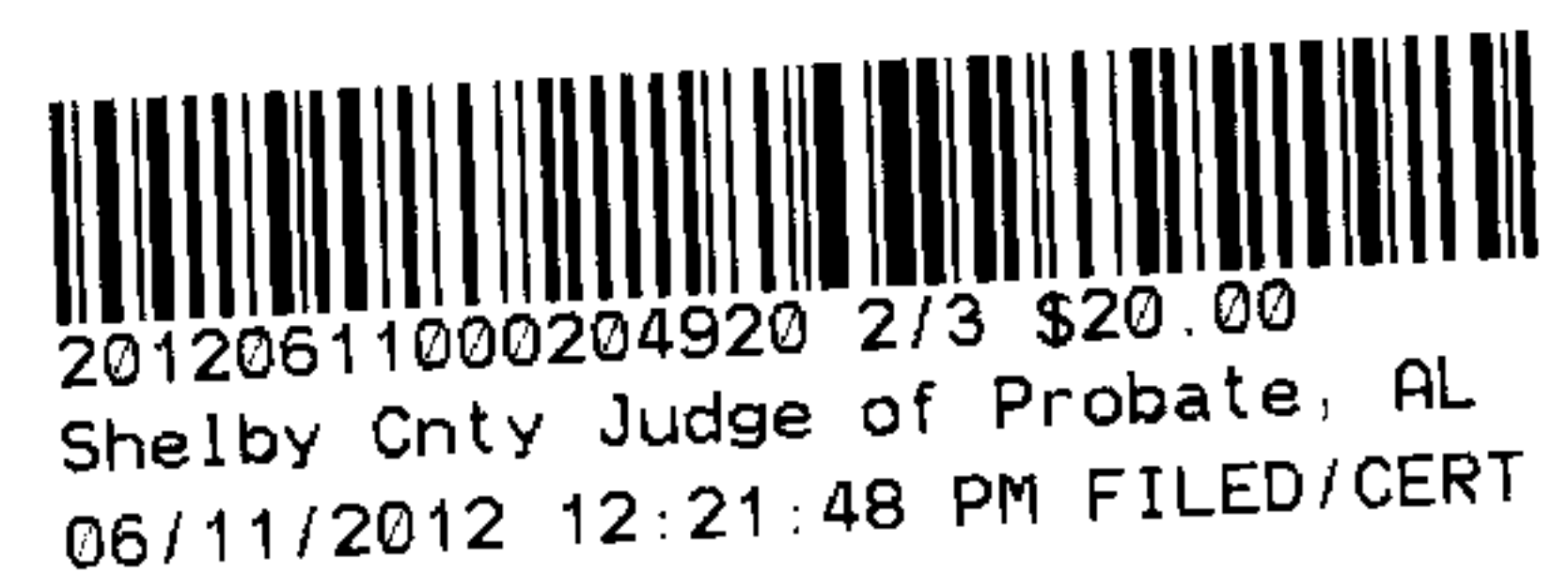
WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc. ; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of One Hundred Seventy-Two Thousand Eight Hundred And 00/100 Dollars (\$172,800.00) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc. , by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, 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:

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence Southerly along the East line of said Quarter-Quarter section a distance of 647.70 feet to a point; thence turn 91 degrees 00 minutes 09 seconds right and run Westerly 319.35 feet to the Point of Beginning of the property being described; thence turn 00 degrees 01 minutes 54 seconds right and continue Westerly 210.00 feet to a point; thence turn 89 degrees 36 minutes 53 seconds right and run Northerly 210.00 feet to a point; thence turn 90 degrees 23 minutes 07 seconds right and run Easterly 210.00 feet to a point; thence turn 89 degrees 36 minutes 48 seconds right and run Southerly 210.00 feet to the Point of Beginning, containing 1.0 acre.

Also a fifteen foot wide (15.0 feet) access easement for ingress and egress to the above property and described as follows;

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence Southerly along the East line of said Quarter-Quarter section a distance of 647.70 feet to a point; thence turn 91 degrees 00 minutes 09 seconds right and run Westerly 319.35 feet to the Point of Beginning of the property being described; thence turn 00 degrees 01 minutes 54 seconds right and continue Westerly 210.00 feet to a point; thence turn 89 degrees 36 minutes 53 seconds right and run Northerly 210.00 feet to a point; thence turn 90 degrees 23 minutes 07 seconds right and run Easterly 210.00 feet to the Point of Beginning of the proposed easement being described; thence turn 90 degrees 23 minutes 12 seconds left and run Northerly 197.00 feet to a point on the South margin of Shelby County Highway No. 22; thence turn 90 degrees 00 minutes 00 seconds left and run Westerly 15.0 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Southerly 197.01 feet to a point on the North line of subject property; thence run 89 degrees 36 minutes 48 seconds left and run Easterly 15.0 feet to the Point of Beginning and the End of Easement description. This is an existing 10.00 foot wide gravel driveway centered within this proposed easement.



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.

IN WITNESS WHEREOF, CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, 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 Mortgagee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 4 day of June, 2012.

CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc.

By: Corvin Auctioneering, LLC
Its: Auctioneer

By: [Signature]
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., as successor in interest by merger to 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 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 4 day of June, 2012

[Signature]
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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Shelby Cnty Judge of Probate, AL
06/11/2012 12:21:48 PM FILED/CERT

