

SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o CitiMortgage, Inc.
5280 Corporate Drive
Frederick, MD 21703

20120628000228020 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/28/2012 11:32:16 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of November, 2005, Lowell B. Griffith and Jill Griffith, a married woman, his wife, 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 20051123000611480, 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 16, 2012, May 23, 2012, and May 30, 2012; and

WHEREAS, on June 18, 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, Aaron Warner 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 Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Two Hundred Eighty Thousand Two Hundred Eighty-Seven And 23/100 Dollars (\$280,287.23) 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 Aaron Warner as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 44, according to the survey of Grand Oaks, as recorded in Map Book 31, at Page 68 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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.




20120628000228020 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/28/2012 11:32:16 AM FILED/CERT

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 Aaron Warner, as auctioneer conducting said sale for said Mortgagee, and said Aaron Warner, as said auctioneer, has hereto set his/her hand and seal on this 20 day of June, 2012.

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

By: Aaron Warner, Auctioneer
Its: Auctioneer

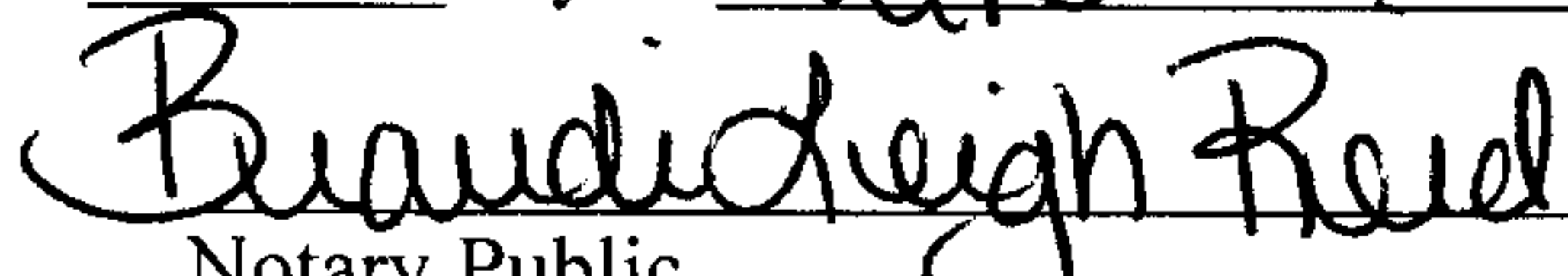
By: 
Aaron Warner, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, 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 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 its capacity as auctioneer for said Mortgagee.

Given under my hand and official seal on this 20 day of June, 2012


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




20120628000228020 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/28/2012 11:32:16 AM FILED/CERT