

SEND TAX NOTICE TO:

CitiMortgage, Inc.
5280 Corporate Drive
Frederick, MD 21703



20120703000233740 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/03/2012 10:50:14 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of March, 2002, Rachel M. Garrett, unmarried woman, executed that certain mortgage on real property hereinafter described to Hometown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2002-10852, said mortgage having subsequently been transferred and assigned to ABN AMRO Mortgage Group, Inc. , by instrument recorded in Instrument Number 20020806000357840, 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., 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

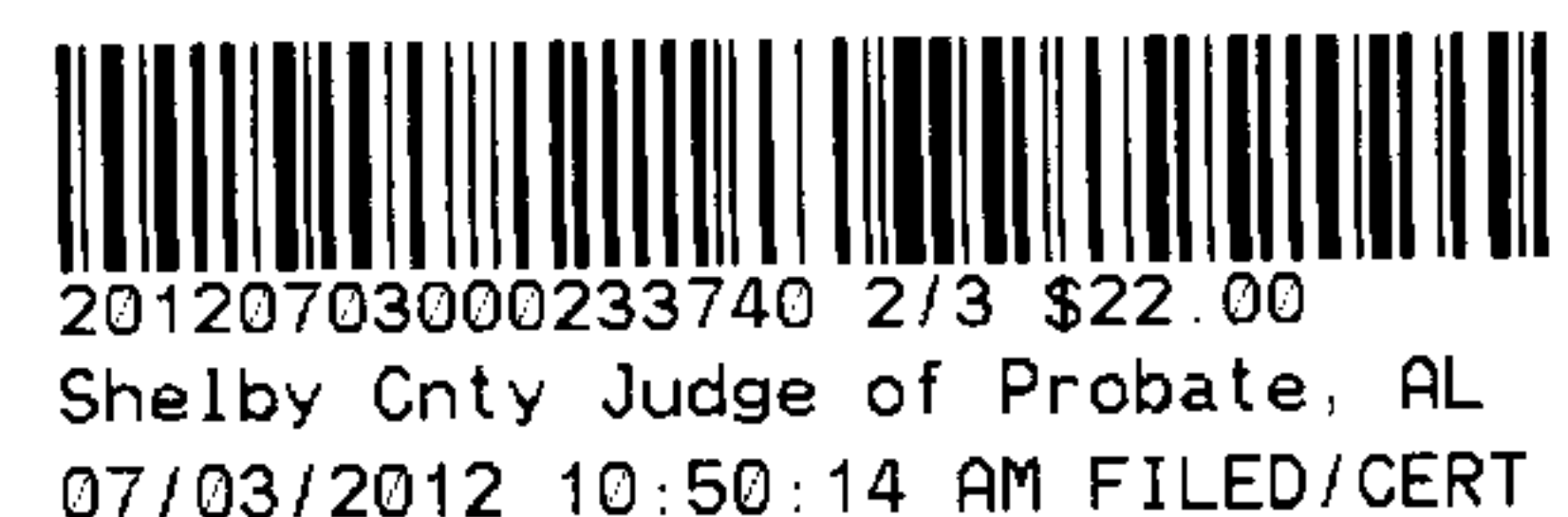
WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc. ; and

WHEREAS, CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc. was the highest bidder and best bidder in the amount of Eighty-Two Thousand Six Hundred Nineteen And 62/100 Dollars (\$82,619.62) 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 Transferee, does hereby grant, bargain, sell and convey unto CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 38 minutes 30 seconds West along the North boundary line of said Section 30, Township 19 South, Range 1 East, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 428.88 feet to the point of beginning; thence continuing South along said line, a distance of 200.00 feet; thence South 89 degrees 58 minutes 56 seconds West, a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 200.00 feet; thence North 89 degrees 58 minutes 56 seconds East a distance of 150.00 feet to the point of beginning.

A 50-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East; thence North 89 degrees 38 minutes 30 seconds West, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 628.88 feet; thence South 89 degrees 58 minutes 56 seconds West a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 28.64 feet to the point of beginning of the center line of a 50 foot wide easement for ingress, egress and utilities; thence South 68 degrees 32 minutes 39 seconds West a distance of 99.64 feet; thence South 22 degrees 34 minutes 49 seconds West, a distance of 129.93; thence South 47 degrees 03 minutes 26 seconds West, a distance of 116.43 feet; thence South 72 degrees 07 minutes 02 seconds West a distance of 157.88 feet; thence North 82 degrees 08 minutes 08 seconds West, a distance of 109.99 feet; thence South 1 degree 08 minutes 40 seconds West a distance of 381.60 feet to the North right of way line of Shelby County Road No. 280 and the point of ending .

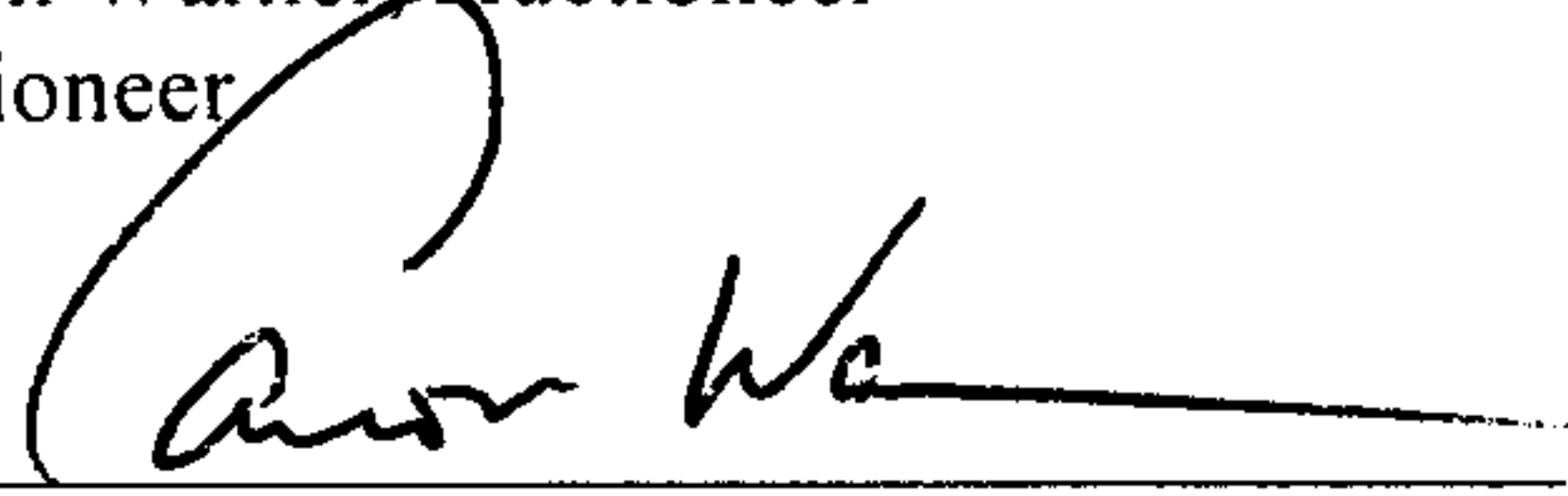


TO HAVE AND TO HOLD the above described property unto CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to 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 Aaron Warner, as auctioneer conducting said sale for said Transferee, 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

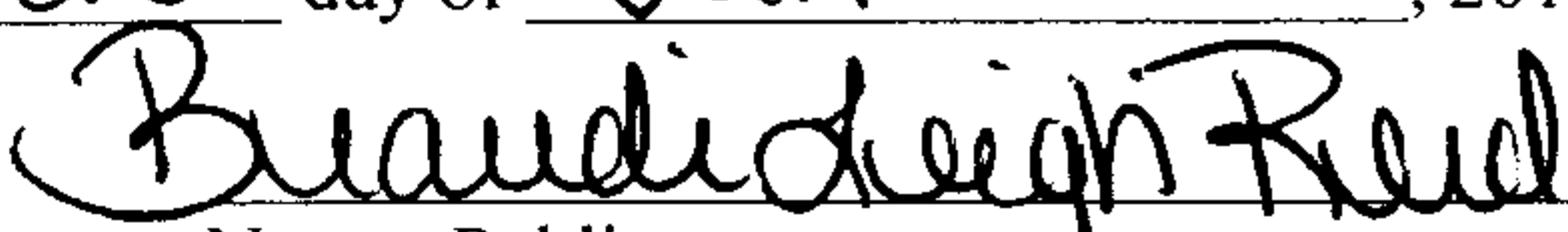
By: 
Aaron Warner, Auctioneer

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 Transferee acting in its capacity as auctioneer for said Transferee.

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


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Shelby Cnty Judge of Probate, AL
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