

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

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of February, 2004, Judy A. Lowery, a married couple and Paul B. Lowery, a married couple, 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 Number 20040312000128330, 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



2 6 8 1 0 0



F C D



P



20121030000417430 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
10/30/2012 02:30:43 PM FILED/CERT

Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 19, 2012, September 26, 2012, and October 3, 2012; and

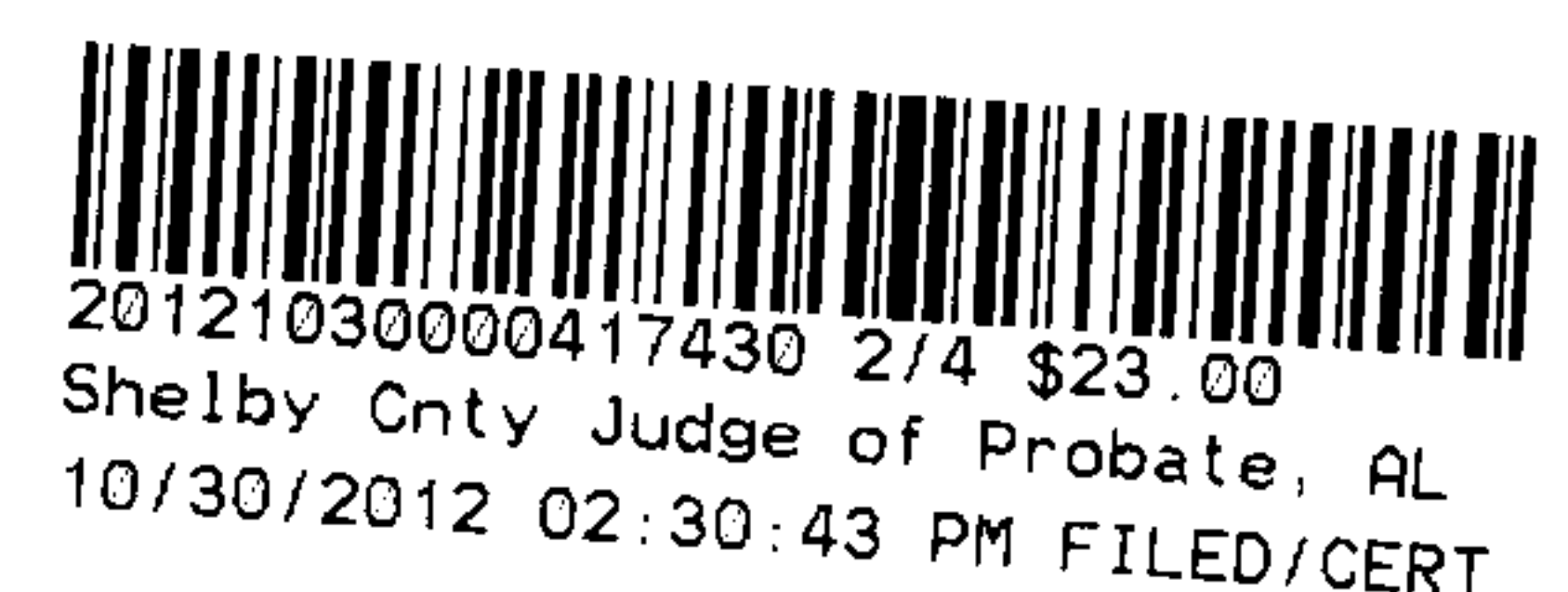
WHEREAS, on October 22, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron 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., 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 One Hundred Sixteen Thousand And 00/100 Dollars (\$116,000.00) 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 Aaron Nelson as member of AMN Auctioneering, LLC 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:

Begin at the Northeast corner of the West half of the Northeast Quarter of the Northeast Quarter of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama; thence run Westerly along the Section line 184.8 feet; thence 77 degrees 41 minutes left, 1134.5 feet to the Northerly right of way of the county highway; thence 79 degrees 45 minutes left, along said right of way, 512.2 feet to the East line of said West half of the Northeast Quarter of the Northeast Quarter; thence 116 degrees 08 minutes left, along said line, 1322.6 feet to the Point of Beginning. Situated in 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.

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 Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 25 day of Oct., 2012.

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

By: AMN Auctioneering, LLC
Its: Auctioneer

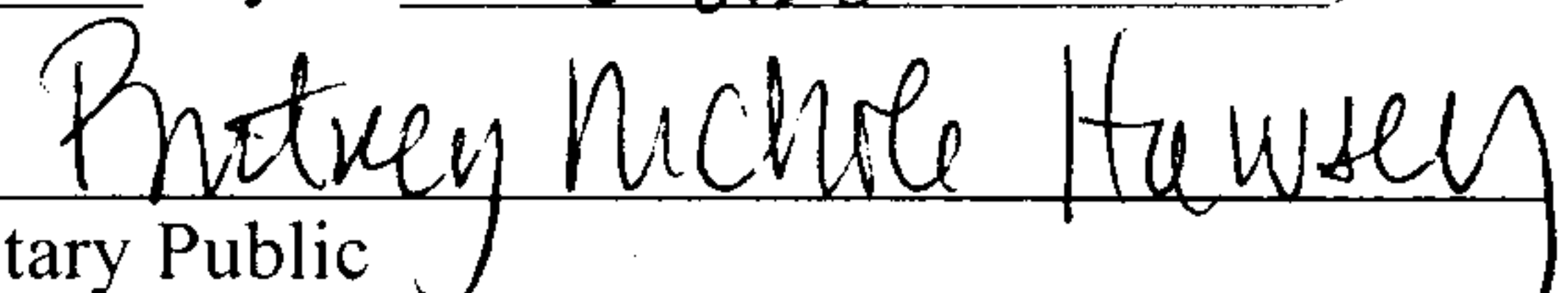
By: 
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

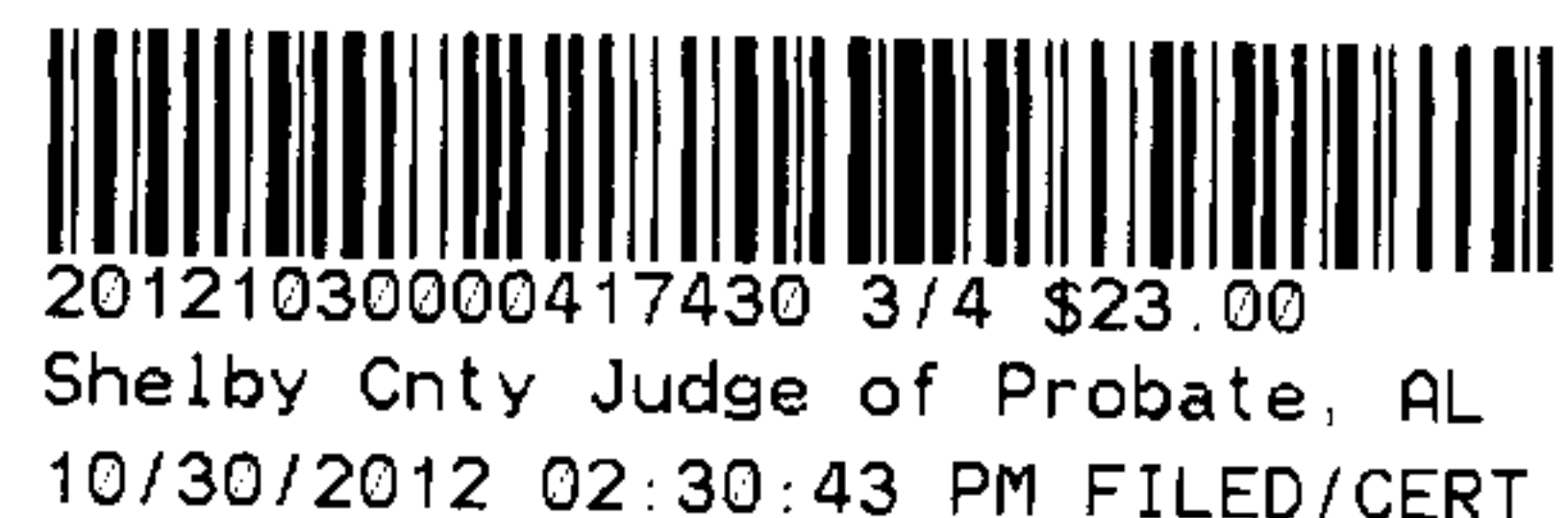
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc., is signed to the 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 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 Mortgagee.

Given under my hand and official seal on this 25 day of October, 2012


Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2016

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



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>CitiMortgage, Inc., as successor in interest by merger to ABN AMRO Mortgage Group, Inc.</u>	Grantee's Name	<u>Federal Home Loan Mortgage Corporation</u>
Mailing Address	<u>c/o CitiMortgage, Inc. 5280 Corporate Drive Frederick, MD 21703</u>	Mailing Address	<u>5000 Plano Parkway Carrollton, TX 75010</u>
Property Address	<u>585 Highway 42 Calera, AL 35040</u>	Date of Sale	<u>10/22/2012</u>
		Total Purchase Price	<u>\$116,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Foreclosure Bid Price
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

____ Unattested

____ (verified by)

Print Brandi Reid Rowell, foreclosure specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



20121030000417430 4/4 \$23.00
Shelby Cnty Judge of Probate, AL
10/30/2012 02:30:43 PM FILED/CERT

Form RT-1