


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


20121107000427980 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
11/07/2012 12:31:14 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 2nd day of January, 2003, Richard E. Oliver and wife, Anita D. Oliver, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Castle Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument# 20030116000031180, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., by instrument recorded in Instrument Number 20120829000326210, 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. 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 September 26, 2012, October 3, 2012, and October 10, 2012; and

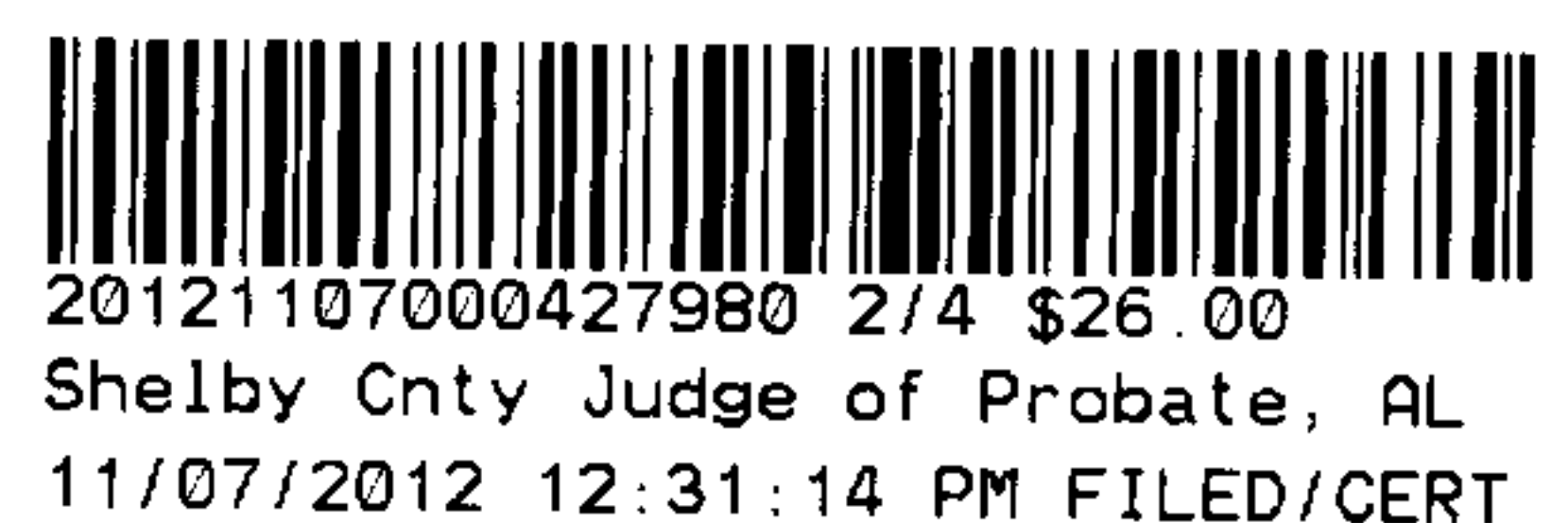
WHEREAS, on October 29, 2012, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and CitiMortgage, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby 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.; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Eighty-Two Thousand And 00/100 Dollars (\$82,000.00) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, 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:

A Parcel Of Land In The Northwest Quarter Of The Southwest Quarter Of Section 23, Township 20 South, Range 1 West And Also Known As The Tracie Estate, As Recorded In Map Book 20, Page 134 In The Probate Office Of Shelby County, Alabama Also Being Described As Follows:

From The Southwest Corner Of The Northwest Quarter Of The Southwest Quarter Of Section 23, Township 20 South, Range 1 West, Run Thence North Along The West Boundary Of Said Northwest Quarter Of The Southwest Quarter A Distance Of 659.22 Feet; Thence Turn 88 Degrees 58 Minutes 35 Seconds Right And 603.56 Feet; Thence Turn 102 Degrees 26 Minutes Right And Run 106.82 Feet To The Point Of Beginning Of Herein Described Parcel Of Land; Turn 102 Degrees 11 Minutes 10 Seconds Left And Run 214.52 Feet; Thence Turn 95 Degrees 10 Minutes 35 Seconds Right And Run 211.77 Feet; Thence Turn 84 Degrees 56 Minutes 30 Seconds Left And Run 175.00 Feet To A Point On The West Boundary Of County Highway No. 47; Thence Turn 91 Degrees 45 Minutes Right And Run 111.71 Feet Along Said Highway Boundary; Thence Turn 77 Degrees 26 Minutes 07 Seconds Right And Run 416.58 Feet; Thence Turn 102 Degrees 05 Minutes 58 Seconds Right And Run 360.25 Feet To The Point Of Beginning Of Herein Described Parcel Of Land Being Situated In The Northwest Quarter Of




The Southwest Quarter Of Section 23, Township 20 South, Range 1
West 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., 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 Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 1 day of Nov, 2012.

CitiMortgage, Inc.

By: AMN Auctioneering, LLC
Its: Auctioneer


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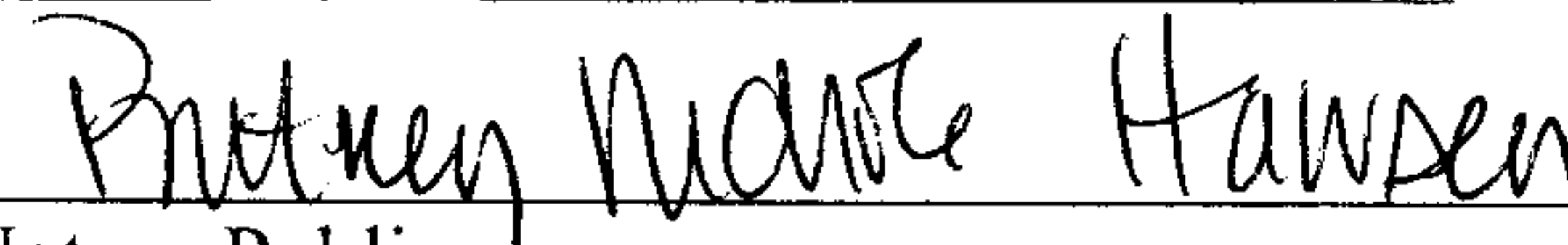
By: 
Aaron Nelson, Member

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., 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 Transferee.

Given under my hand and official seal on this 1 day of November, 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.</u>	Grantee's Name	<u>Federal Home Loan Mortgage Corporation</u>
Mailing Address	<u>c/o CitiMortgage, Inc.</u> <u>5280 Corporate Drive</u> <u>Frederick, MD 21703</u>	Mailing Address	<u>5000 Plano Parkway</u> <u>Carrollton, TX 75010</u>
Property Address	<u>62 Bearden Lane</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>10/29/2012</u>
		Total Purchase Price	<u>\$82,000.00</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 Brandi Rowell

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1