


SEND TAX NOTICE TO:
CitiFinancial Corporation
P.O. Box 140334
Irving, TX 75014


20130222000075890 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
02/22/2013 02:25:51 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of July, 2009, Regina R. Robbins, a widowed woman, executed that certain mortgage on real property hereinafter described to CitiFinancial Corporation, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090803000295480, said mortgage having subsequently been transferred and assigned to CitiFinancial Corporation, LLC, by instrument recorded in Instrument #20121207000469480, 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 CitiFinancial Corporation, LLC 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 January 9, 2013, January 16, 2013, and January 23, 2013; and

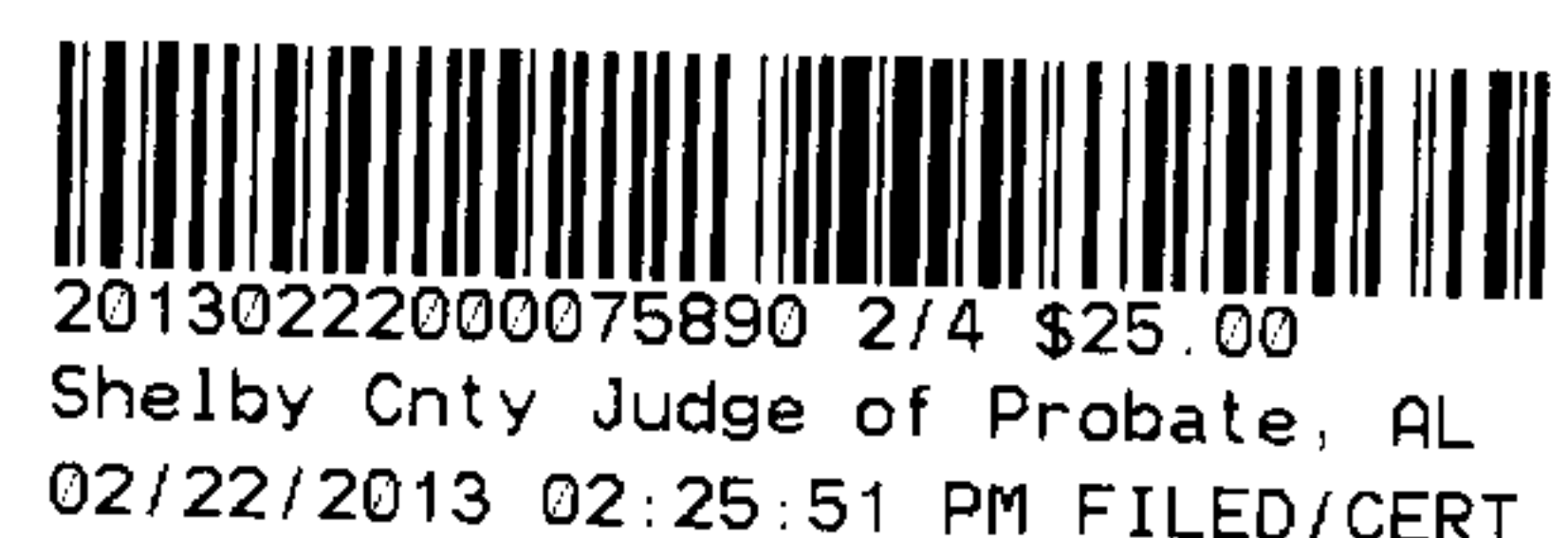
WHEREAS, on February 11, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and CitiFinancial Corporation, LLC did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, 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 CitiFinancial Corporation, LLC; and

WHEREAS, CitiFinancial Corporation, LLC was the highest bidder and best bidder in the amount of Eighty Thousand Six Hundred And 04/100 Dollars (\$80,600.04) on the indebtedness secured by said mortgage, the said CitiFinancial Corporation, LLC, 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 CitiFinancial Corporation, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast Quarter of Section 31, Township 20 South, Range 1 East; thence run Easterly along the South line thereof for 582.15 feet; thence 87 Degrees 03 Minutes left run Northerly for 293.85 feet; thence 15 Degrees 20 Minutes left run Northwesterly for 78.10 feet; thence 87 Degrees 40 Minutes right run Northeasterly for 169.87 feet; thence 75 Degrees 12 Minutes left run Northerly for 1097.22 feet to the Southerly right of way of Shelby County Highway No. 49; thence 109 Degrees 00 Minutes left run Southwesterly along said right of way for 210.55 feet to the point of beginning; thence continue last described course for 126.0 feet; thence 73 Degrees 56 Minutes left run Southerly for 173.94 feet; thence 95 Degrees 54 Minutes 05 Seconds left run Easterly for 139.74 feet; thence 89 Degrees 21 Minutes 53 Seconds left run Northerly for 195.27 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto CitiFinancial Corporation, LLC 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, CitiFinancial Corporation, LLC, 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 14 day of Feb, 2013.

CitiFinancial Corporation, LLC

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

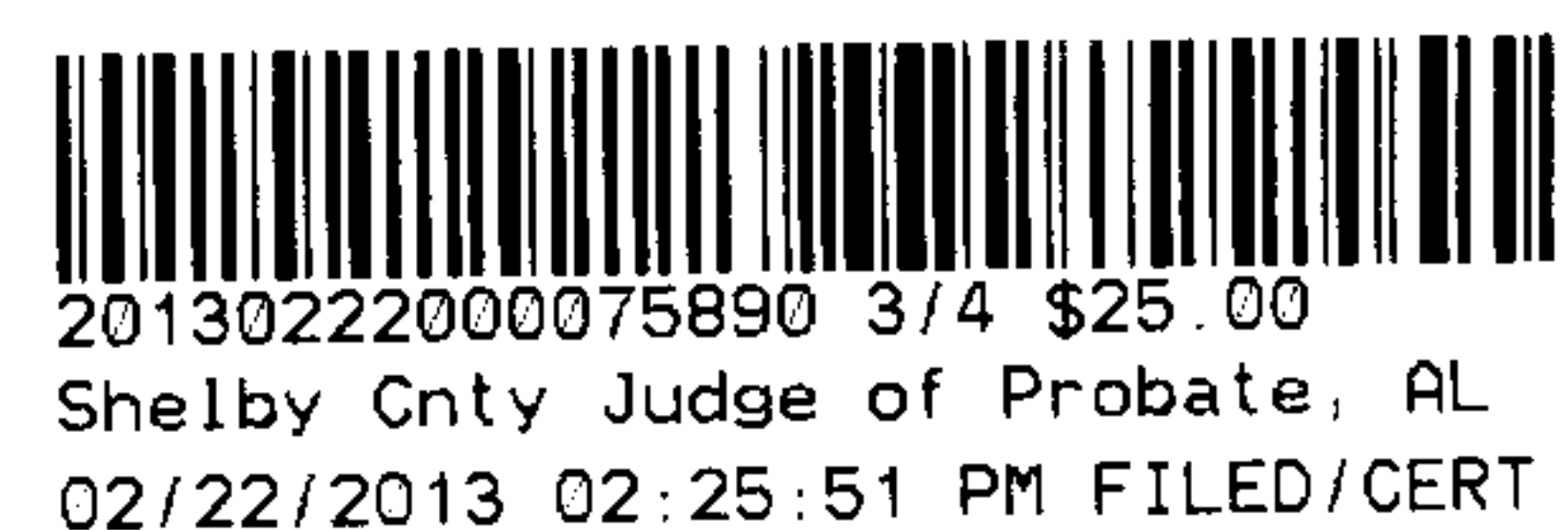
JEFFERSON COUNTY)

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 CitiFinancial Corporation, LLC, 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 14 day of February, 2013.

Britney Michelle Hansen
Notary Public
My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2016

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



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Real Estate Sales Validation Form

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

Grantor's Name CitiFinancial Corporation, LLC

Mailing Address c/o CitiFinancial Corporation
P.O. Box 140334
Irving, TX 75014

Property Address 1720 Hwy 49
Columbiana, AL 35051

Grantee's Name CitiFinancial Corporation, LLC

Mailing Address c/o CitiFinancial Corporation
P.O. Box 140334
Irving, TX 75014

Date of Sale 02/11/2013

Total Purchase Price \$80,600.04
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ 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 2/11/13

☐ Unattested

(verified by)

Print Christie M. Eady, foreclosure specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1