

THIS INSTRUMENT WAS PREPARED BY:

Phillip Jauregui, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

CitiMortgage, Inc.
6400 Las Colinas Blvd
Irving, TX 75039

GRANTOR

Cheryl Dunlap aka Cheryl Tewalt Dunlap
143 Shine Drive
Pelham, AL 35124

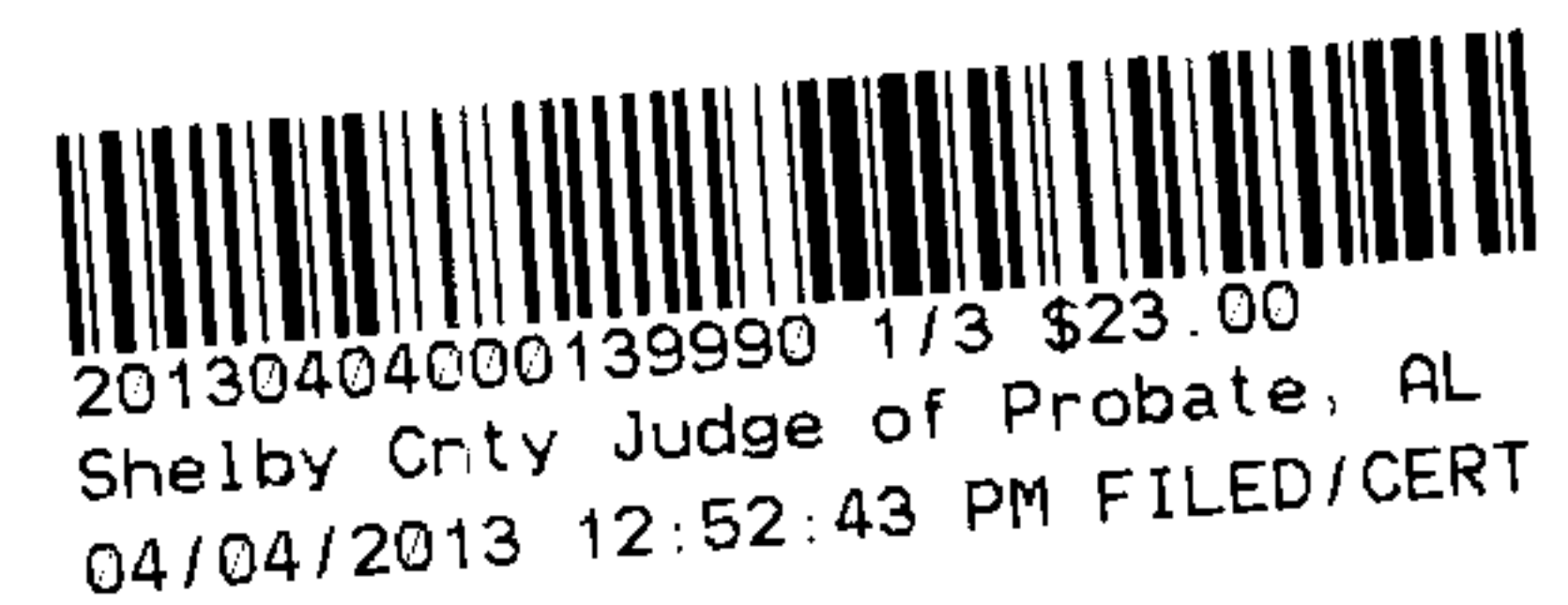
GRANTEE

CitiMortgage, Inc.
6400 Las Colinas Blvd
Irving, TX 75039

Property Address: 143 Shine Drive, Pelham, AL 35124
Purchase Price: \$143,572.52 ***Mortgagee credit***
Sale Date: March 21, 2013

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED



KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on February 7, 2009, Cheryl Dunlap aka Cheryl Tewalt Dunlap, a single woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Sun Capital Inc., A Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20090216000053810; and subsequently transferred and assigned to CitiMortgage, Inc., and said assignment being recorded in Instrument No. 20121031000419190; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and CitiMortgage, Inc. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of January 30, 2013, February 6, 2013, February 13, 2013; and March 13, 2013; and

WHEREAS, on March 21, 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 and properly conducted, and Scott Johnson did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Scott Johnson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said CitiMortgage, Inc.; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of CitiMortgage, Inc., in the amount of \$143,572.52, which sum of money CitiMortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., by and through Scott Johnson, as Auctioneer conducting said sale and as Attorney-in-Fact for CitiMortgage, Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said CitiMortgage, Inc., the following described property situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Final Plat, Wynfield Parc, Phase Three, as recorded in Map Book 32, Page 37, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to CitiMortgage, Inc. and its

successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, CitiMortgage, Inc. and Cheryl Dunlap aka Cheryl Tewalt Dunlap have caused this instrument to be executed by and through Scott Johnson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Scott Johnson, as Auctioneer conducting said sale on March 21, 2013.

CitiMortgage, Inc.

By: [Signature]
Scott Johnson, Attorney-in-Fact

Cheryl Dunlap aka Cheryl Tewalt Dunlap

By: [Signature]
Scott Johnson, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: [Signature]
Scott Johnson, As the Auctioneer and person making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Scott Johnson, whose name as Attorney-in-Fact for Cheryl Dunlap aka Cheryl Tewalt Dunlap, and whose name as Attorney-in-Fact and agent for CitiMortgage, Inc.; and whose name as Auctioneer and person making said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 20th day of March, 2013.

[Signature]
Notary Public in and for the State of Alabama,
at Large
My Commission Expires: 1-22-2014

