

SEND TAX NOTICE TO:

OneMain Financial, Inc.

c/o CitiMortgage, Inc.

5280 Corporate Drive

Frederick, MD 21703



20130722000298080 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
07/22/2013 01:55:17 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of April, 2002, James McCarter and wife Bertha Lee McCarter, executed that certain mortgage on real property hereinafter described to Citifinancial Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20020507000211430, said mortgage having subsequently been transferred and assigned to Citifinancial, Inc., by instrument recorded in Instrument #20130311000101220, 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, 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 April 3, 2013, April 10, 2013, and April 17, 2013; and

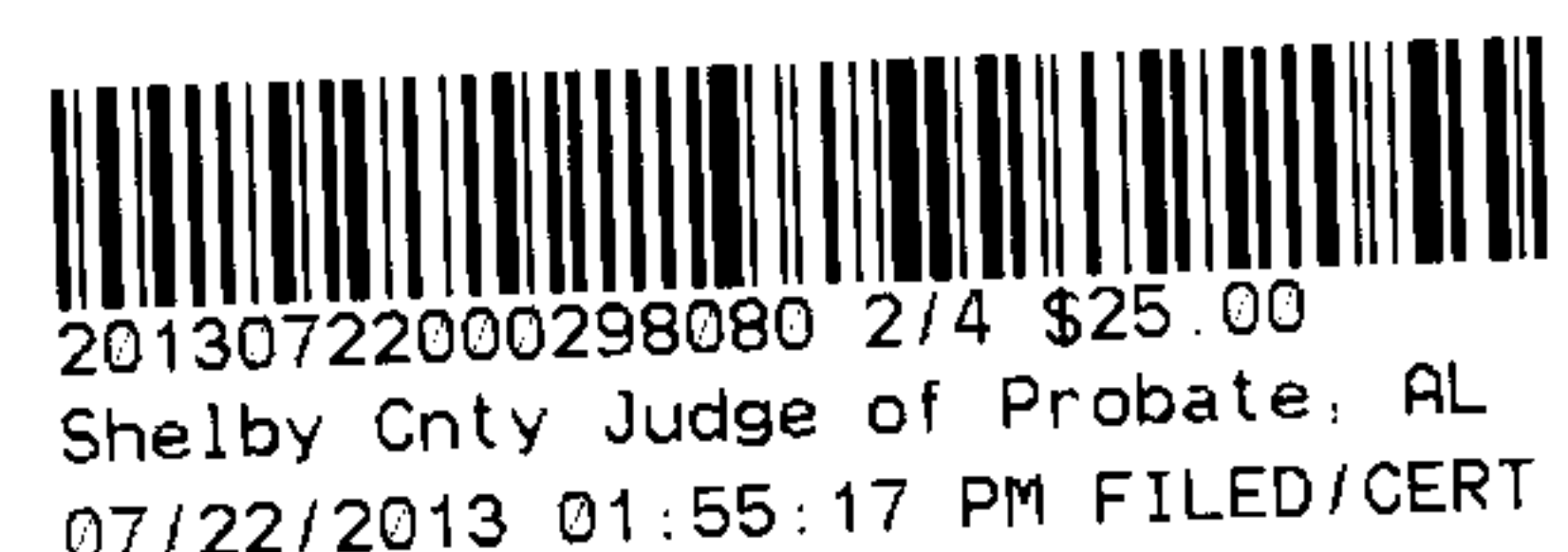
WHEREAS, on June 17, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Citifinancial, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby 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 Citifinancial, Inc.; and

WHEREAS, Citifinancial, Inc. was the highest bidder and best bidder in the amount of Twelve Thousand Four Hundred Forty And 84/100 Dollars (\$12,440.84) on the indebtedness secured by said mortgage, the said Citifinancial, 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 Citifinancial, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Situated in Shelby County, Alabama, to wit: A portion of the Southeast Quarter of Section 16, Township 22 South, Range 3 West, more particularly described as follows: Begin at the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section, Township, and Range, and run Southerly along the East side of the said Quarter-Quarter for 398.89 feet, thence turn an angle of 73 degrees 33 minutes 01 seconds to the right and run Southwesterly for 18.48 feet to the Point of Beginning (said point being on an agreed fence line). Then continue along the last described course running Southwesterly for 193.68 feet to an existing iron on the East side of an unpaved public road, thence turn an angle of 99 degrees 38 minutes 03 seconds to the left and run Southeasterly for 79.28 feet to an existing iron on the East side of the said road, then turn an angle of 81 degrees 08 minutes 14 seconds to the left and run Northeasterly for 157.98 feet to a point on an agreed fence line, thence turn an angle of 72 degrees 46 minutes 44 seconds to the left and run Northerly along the said agreed fence line for 79.28 feet to the point of beginning. The said tract contains .311 acres, more or less.

TO HAVE AND TO HOLD the above described property unto Citifinancial, 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, Citifinancial, 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 20 day of June, 2013.

Citifinancial, Inc.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

STATE OF ALABAMA)

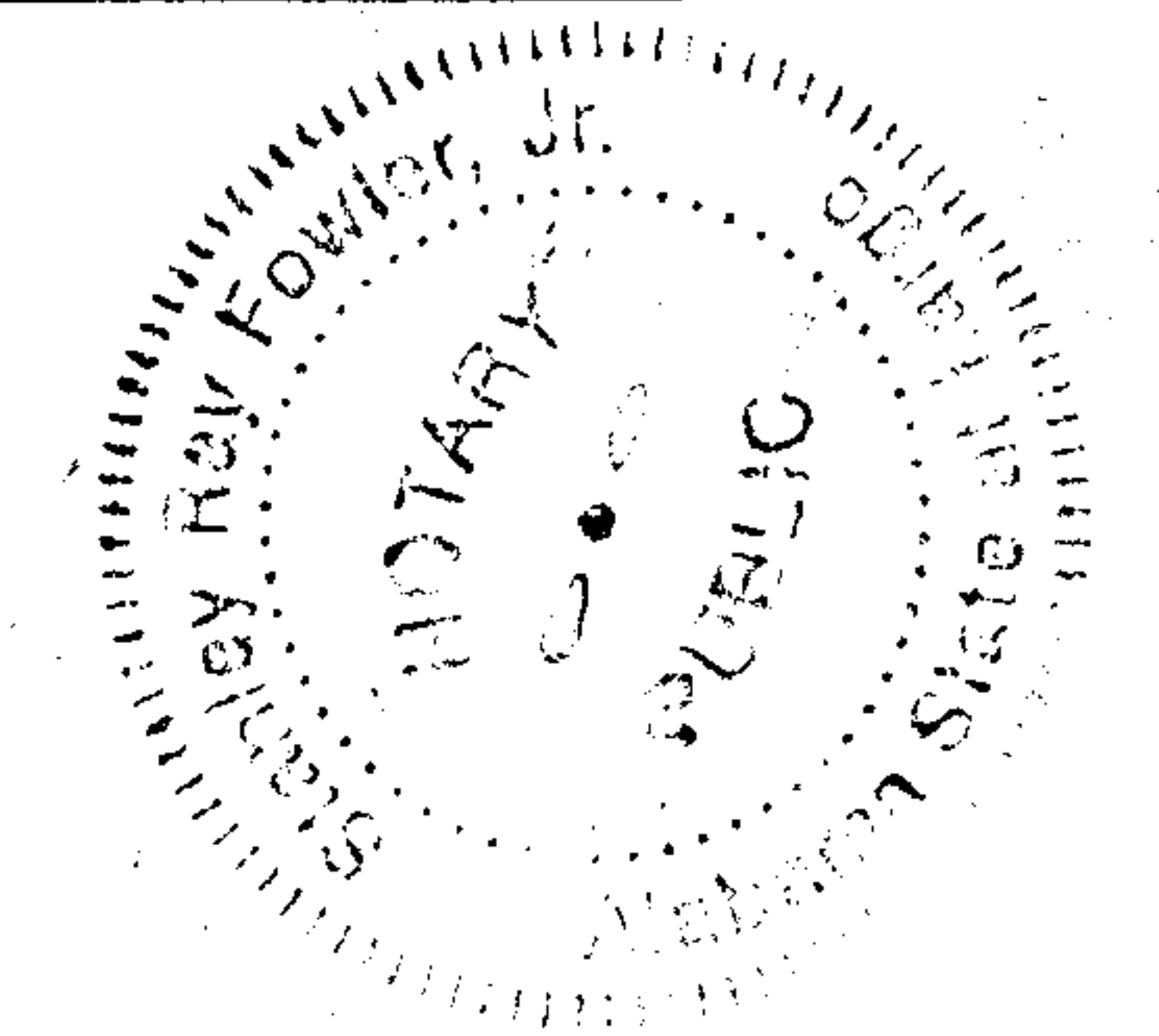
JEFFERSON COUNTY)

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, 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 20 day of June, 2013.

Stanley Ray Fowler, Jr.
Notary Public
My Commission Expires: 07/30/2016

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, Inc.
Mailing Address c/o OneMain Financial, Inc.

Property Address 148 Evansville Cir
Montevallo, AL 35115

Grantee's Name Citifinancial, Inc.
Mailing Address c/o OneMain Financial, Inc.

Date of Sale 6/17/2013

Total Purchase Price \$12,440.84
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

Unattested
(verified by)

Print Katelyn Clark, foreclosure specialist
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one


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Form RT-1