

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on September 8, 2003, to-wit: Charlie Droke aka Charles Droke, a married man, and Dale Droke, a married couple, executed a mortgage to ABN Amro Mortgage Group, Inc., its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on September 24, 2003, in Document Number 20030924000643530, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the May 29, 2013, June 5, 2013, and June 12, 2013, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on June 25, 2013, and

WHEREAS, such sale was postponed by announcements at the courthouse door and by notices published in The Shelby County Reporter; the last postponement having been until July 30, 2013; and


WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **FEDERAL HOME LOAN MORTGAGE CORPORATION**, became the purchaser of the hereinafter described property at and for the sum of \$25,000.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, James J. Odom, Jr., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc.;

NOW THEREFORE, IN consideration of the premises Charlie Droke aka Charles Droke, a married man, and Dale Droke, a married couple, and CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc., both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **FEDERAL HOME LOAN MORTGAGE CORPORATION** the following described real property situated in Shelby County, Alabama, 100 Valentine Trail, Wilsonville, AL 35186, but in the event of a discrepancy, the legal description shall control to-wit:

Commence at the Southeast corner of the NW Quarter of NE Quarter of Section 7, Township 21 South, Range 2 East and run thence West along the South boundary of said quarter-quarter Section a distance of 82.79 feet; thence right 79 degrees 39 minutes a distance of 660.79 feet to the point of beginning; thence left 87 degrees 53 minutes a distance of 200 feet; thence right 87 degrees 53 minutes a distance of 96.0 feet; thence right 92 degrees 07 minutes a distance of 175.0 feet; thence right along an arc of 25 degrees radius and 38.25 length and through an angle of 87 degrees 53 minutes; thence continue a distance of 71.0 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said **FEDERAL HOME LOAN MORTGAGE CORPORATION**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL HOME LOAN MORTGAGE CORPORATION** under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.


20130816000336000 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the said Charlie Droke aka Charles Droke, a married man, and Dale Droke, a married couple, and CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc., have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Charlie Droke aka Charles Droke, a married man, and Dale Droke, a married couple and CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc.

BY: _____

James J. Odom, Jr.

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that James J. Odom, Jr., whose name as attorney-in-fact and auctioneer for Charlie Droke aka Charles Droke, a married man, and Dale Droke, a married couple, and CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc., 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 the conveyance, he/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 15th day of August, 2013.

Anne P. Marshall
Notary Public
My Commission Expires: 3/7/2015

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/anp
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Grantees Address:
FHLMC
8250 Jones Branch Drive
MS A62
McLean, VA 22102

Grantors Address:
100 Valentine Trail
Wilsonville, AL 35186


20130816000336000 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Form RT-1