

**Jason Tingle, Esq.**  
2110 Devereux Circle  
Birmingham, AL 35243

Donna R. McCarley  
305 Heath Drive  
Birmingham, AL 35242

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

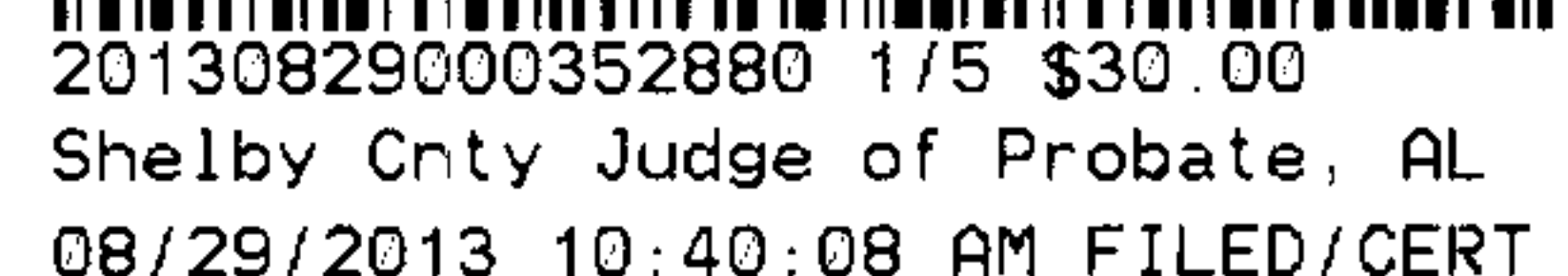
**CitiMortgage, Inc.**  
6400 Las Colinas Blvd  
Irving, TX 75039

Property Address: 305 Heath Drive, Birmingham, AL 35242  
Purchase Price: \$141,379.13 \*\*\*Mortgagee credit\*\*\*  
Sale Date: August 15, 2013

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on August 15, 2008, Donna R. McCarley, an unmarried person, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for RBC Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20080829000347590; and subsequently transferred and assigned to CitiMortgage, Inc., and said assignment being recorded in Instrument No., 20120612000207700; 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



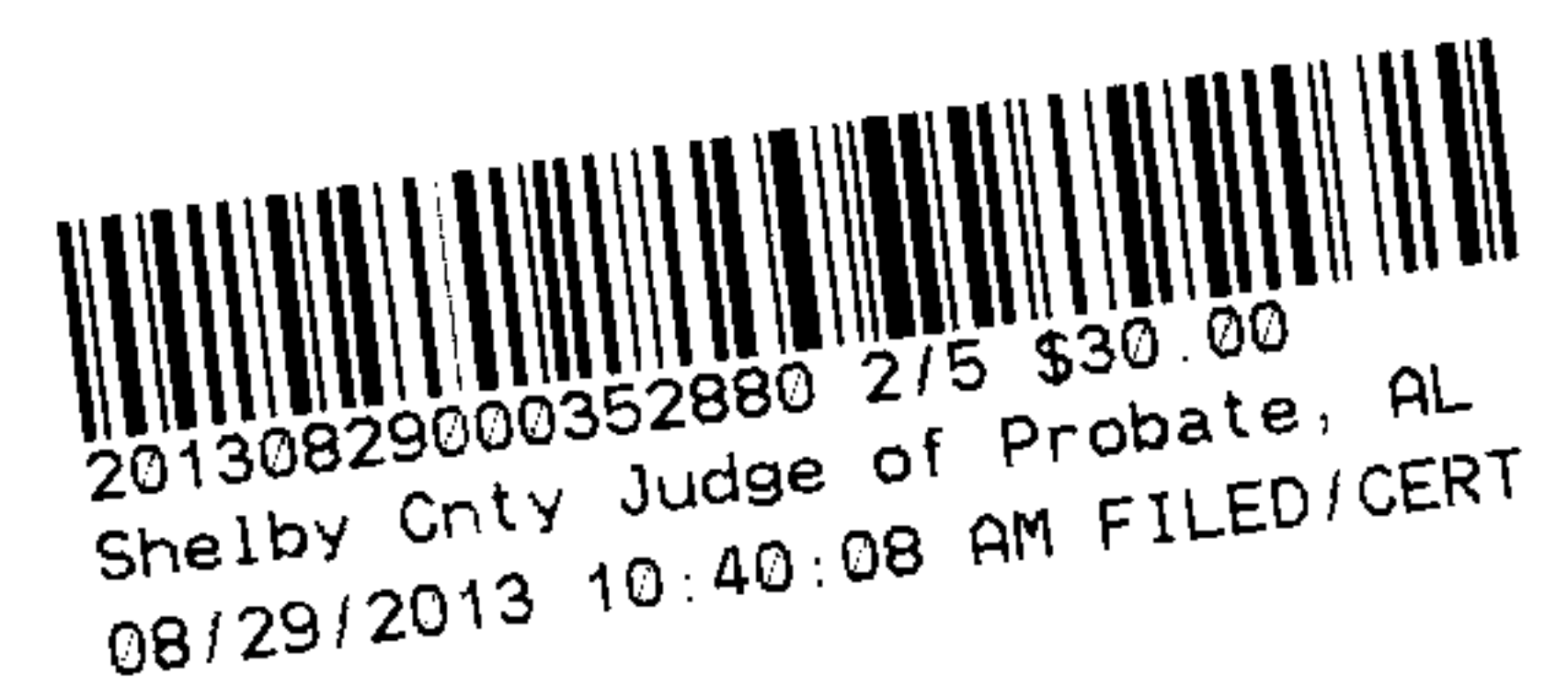
sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

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 July 24, 2013, July 31, 2013, August 7, 2013; and

WHEREAS, on August 15, 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 Jessica Veitch 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, Jessica Veitch 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 \$141,379.13, which sum of money CitiMortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., by and through Jessica Veitch, 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:



I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jessica Veitch, whose name as Attorney-in-Fact for Donna R. McCarley, 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 27 day of August, 2013.

Debra A. Teague  
Notary Public in and for the State of Alabama,  
at Large  
My Commission Expires:

**DEBRA A TEAGUE  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES APRIL 10, 2016**



20130829000352880 4/5 \$30.00  
Shelby Cnty Judge of Probate, AL  
08/29/2013 10:40:08 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Donna R. McCarty Grantee's Name CitiMortgage, Inc.  
Mailing Address 305 Heath Dr. Mailing Address 6400 Las Colinas Blvd  
Birmingham, Al. 35242 Irving, TX. 75039

Property Address 305 Heath Dr. Date of Sale 8-15-13  
Birmingham, Al. 35242 Total Purchase Price \$ 141,379.13  
Actual Value \$ \_\_\_\_\_

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

\_\_\_\_ Sales Contract

\_\_\_\_ Closing Statement

\_\_\_\_ Appraisal  
\_\_\_\_ Other FC

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 8/28/13

Unattested

Print Jessica Veitch

Sign Jessica Veitch

(Grantor / Grantee / Owner / Agent)

