

SEND TAX NOTICE TO:

Federal Home Loan Mortgage Corporation

c/o Supreme Lending

14801 Quarum Drive, Suite 300

Dallas, TX 75254

STATE OF ALABAMA)

SHELBY COUNTY)

20131002000394500 1/4 \$25.00
Shelby Cnty Judge of Probate: AL
10/02/2013 10:44:09 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of September, 2002, Joyce A. Darby, a single woman, executed that certain mortgage on real property hereinafter described to ABN AMRO Mortgage Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20020926000464580 as re-recorded in Instrument Number 20030513000298910, , and

WHEREAS, in and by said mortgage, the Mortgagee 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 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 thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said CitiMortgage, Inc. successor by merger with ABN AMRO Mortgage Group, 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 August 21, 2013, August 28, 2013, and September 4, 2013; and

WHEREAS, on September 23, 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 CitiMortgage, Inc.



successor by merger with ABN AMRO Mortgage Group, 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 CitiMortgage, Inc. successor by merger with ABN AMRO Mortgage Group, Inc.; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Two Hundred Twenty-Three Thousand Three Hundred Eighteen And 16/100 Dollars (\$223,318.16) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc. successor by merger with ABN AMRO Mortgage Group, Inc., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW 1/2, of the NW 1/2, and the SE 1/2, of the NW 1/2, Section 4,

Township 22 North, Range 3 West, Shelby County, Alabama, described as follows: Commence at

the Southwest corner of said SW 1/2, of the NW 1/2, and run North 04 degrees 46 minutes 14 seconds West along the West boundary 575.96 feet; thence run North 87 degrees 31 minutes 45 seconds East 1779.9 feet to an iron pin, said point being the point of beginning thence continue on the same line 209.97 feet to an iron at the intersection of the West right of way of Shelby County Highway No. 17; thence run North 21 degrees 0 minutes 42 seconds West along said right of way 640.32 feet to an iron; thence run North 89 degrees 07 minutes 03 seconds West 830.84 feet to a fence corner post; thence run South 05 degrees 12 minutes 55 seconds East along a fence line 844.55 feet to an iron; thence run North 89 degrees 36 minutes 39 seconds East 161.07 feet to an iron; thence run North 88 degrees 06 minutes 34 seconds East 683.58 feet to an iron; thence run North 19 degrees 36 minutes 46 seconds West 210.0 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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.



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IN WITNESS WHEREOF, CitiMortgage, Inc. successor by merger with ABN AMRO Mortgage Group, 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 Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 27 day of Sept., 2013.

CitiMortgage, Inc. successor by merger with ABN AMRO Mortgage Group, Inc.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

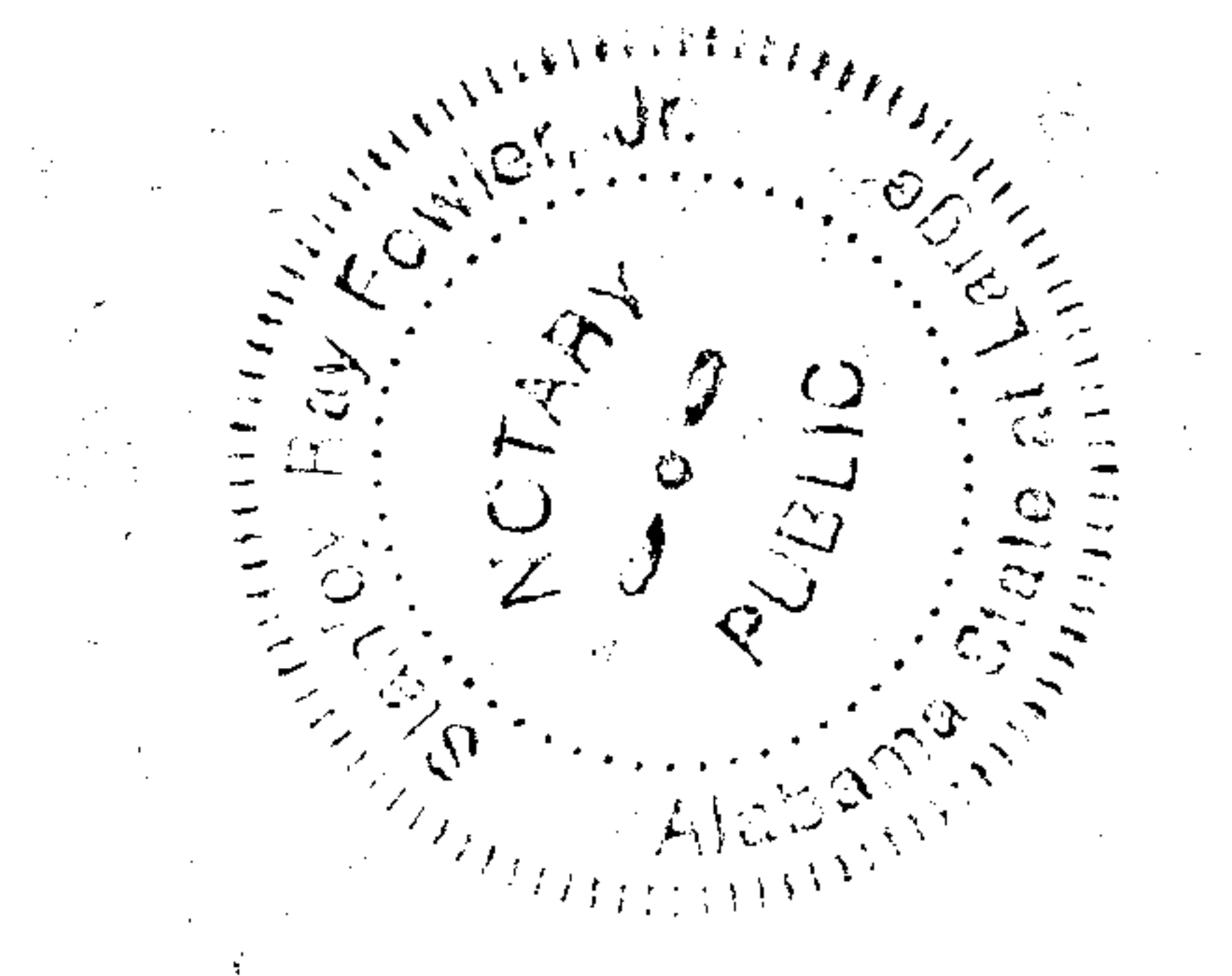
JEFFERSON COUNTY)

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 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 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 Mortgagee.

Given under my hand and official seal on this 27 day of Sept, 2013.

[Signature]
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 CitiMortgage, Inc. successor by
merger with ABN AMRO
Mortgage Group, Inc.

Grantee's Name Federal Home Loan Mortgage
Corporation

Mailing Address c/o Supreme Lending
14801 Quarum Drive, Suite
300
Dallas, TX 75254

Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Property Address 13650 Highway 17
Montevallo, AL 35115

Date of Sale 9/23/2013

Total Purchase Price \$223,318.16

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 Tasia Craig foreclosure specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one


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