

SEND TAX NOTICE TO:

Federal Home Loan Mortgage Corporation

c/o CitiMortgage, Inc.

5280 Corporate Drive

Frederick, MD 21703


20131211000476810 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
12/11/2013 11:37:07 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 16th day of November, 2005, Jason C. Storey and Arwen D. Storey, husband and wife, 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 20051205000628520, 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 October 30, 2013, November 6, 2013, and November 13, 2013; and



WHEREAS, on December 2, 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

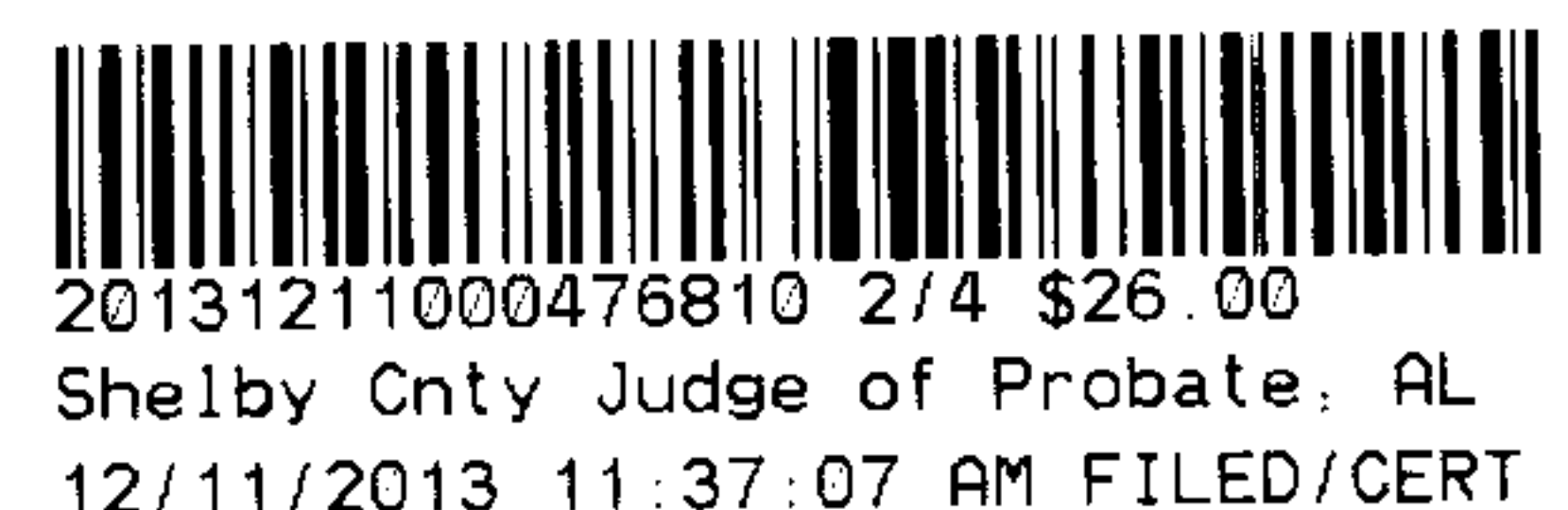
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc.; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Eighty-Five Thousand And 00/100 Dollars (\$85,000.00) 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 situated in the Northwest corner of the Southeast quarter of the Southwest quarter of Section 34, Township 20 South, Range 3 West, more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of Kay Lucas Subdivision recorded in Map Book 11, Page 67 and run in a Southerly direction along the West line of said Lot 1 for a distance of 220.49 to a point on the Northern most Right of Way line of County Road Number 44; thence turn an interior angle to the left of 100 degrees 27 minutes 51 seconds and run in a Southwesterly direction along said Right of Way for a distance of 59.26 feet; thence turn an interior angle to the left of 175 degrees 37 minutes 15 seconds and run in a Southwesterly direction for a distance of 249.00 feet along said Right of Way to a point on the Eastern most Right of Way of Lucas Lane; thence turn an interior angle to the left of 71 degrees 24 minutes 26 seconds and run in a Northeasterly direction along said Right of Way for a distance of 212.13 feet; thence turn an interior angle to the left of 231 degrees 18 minutes 00 seconds and run in a Northwesterly direction for a distance of 73.77 feet; thence turn an interior angle to the left of 49 degrees 54 minutes 30 seconds and run in a Easterly direction for a distance of 306.22 feet to the Point of Beginning. Said parcel of land containing 68,678 square feet or 1.58 acres more or less.

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.



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 5 day of Dec, 2013.

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

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

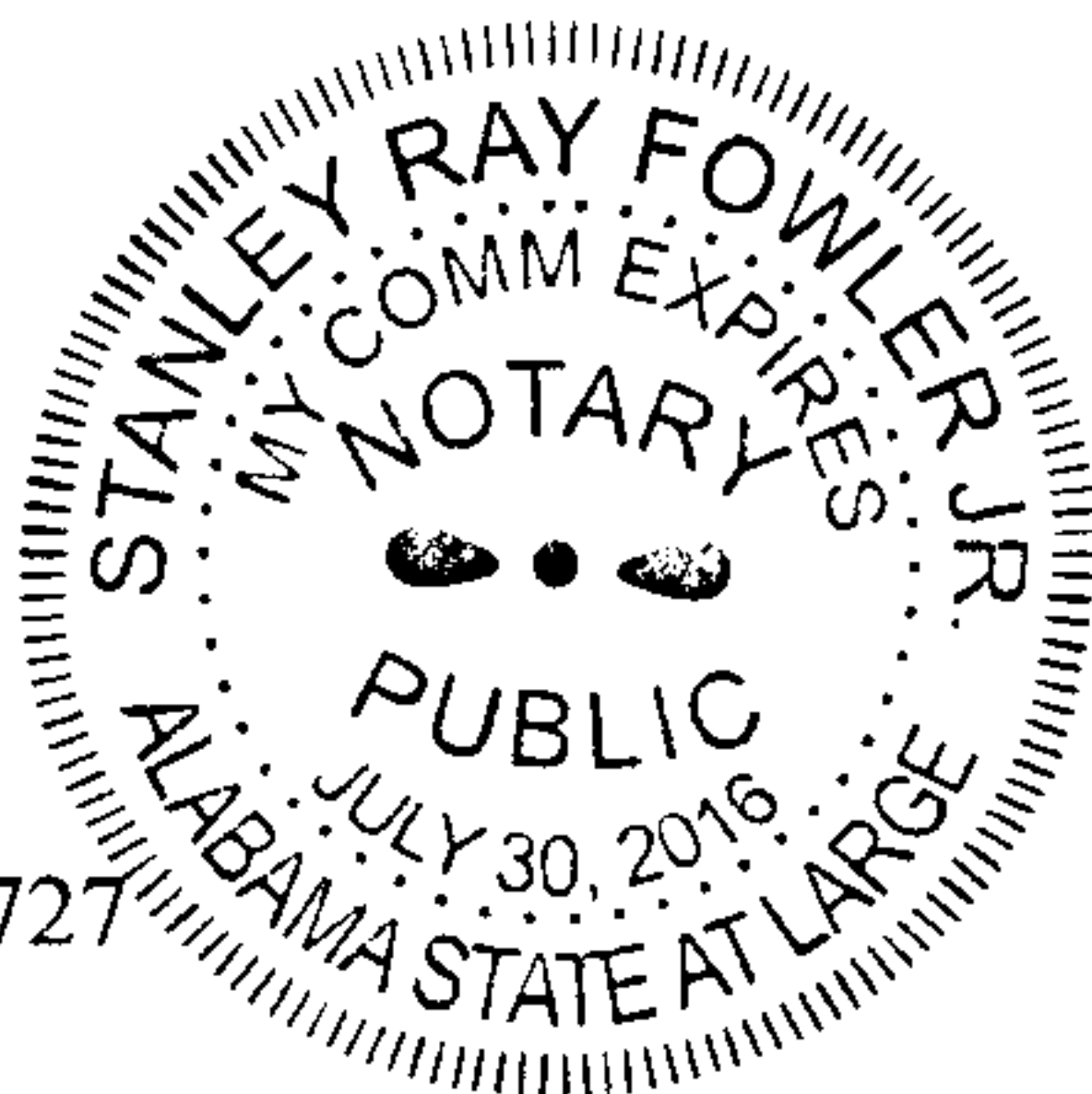
STATE OF ALABAMA)

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 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 5 day of Dec, 2013.

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



Stanley Ray Fowler Jr.
Notary Public
My Commission Expires: _____



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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 CitiMortgage, Inc.
5280 Corporate Drive
Frederick, MD 21703

Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Property Address 22 Lucas Lane
Alabaster, AL 35007

Date of Sale 12/2/2013

Total Purchase Price \$85,000.00

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

Print Megan Noojin, foreclosure specialist

☐ Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one


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