

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

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

GRANTOR


Jon C Hobbs
916 Colonial Drive
Alabaster, AL 35007

GRANTEE

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

Tammy A Hobbs
916 Colonial Drive
Alabaster, AL 35007

Property Address: 916 Colonial Drive, Alabaster, AL 35007
Purchase Price: \$141,948.86 ***Mortgagee credit***
Sale Date: January 8, 2014


20140117000017250 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
01/17/2014 01:59:52 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on June 29, 2006, Jon C Hobbs and Tammy A Hobbs, husband and wife, executed a certain mortgage on the property hereinafter described to MERS, Inc. as nominee for SIRVA Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20060714000340180; and subsequently transferred and assigned to CitiMortgage, Inc., and said assignment being recorded at Instrument No. 20131014000409640; 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 November 27, 2013, December 4, 2013, December 11, 2013; and

WHEREAS, on January 8, 2014, 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 Gary L. Anderson 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, Gary L. Anderson 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 \$141,948.86, which sum of money CitiMortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., by and through Gary L. Anderson, 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:



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Lot 4, according to the Survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama. Subject to: all easements, restrictions and rights of way of record. The proceeds of this loan have been applied against the purchase price of the property described herein, conveyed to mortgagor/s simultaneously herewith.


TO HAVE AND TO HOLD the above described property to CitiMortgage, Inc. and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, CitiMortgage, Inc. and Jon C Hobbs and Tammy A Hobbs have caused this instrument to be executed by and through Gary L. Anderson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Gary L. Anderson, as Auctioneer conducting said sale on January 8, 2014.

CitiMortgage, Inc.

By:

Gary L. Anderson
Gary L. Anderson, Attorney-in-Fact


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Jon C Hobbs and Tammy A Hobbs

By:

Gary L. Anderson
Gary L. Anderson, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By:

Gary L. Anderson
Gary L. Anderson, As the Auctioneer and person making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Gary L. Anderson, whose name as Attorney-in-Fact for Jon C Hobbs and Tammy A Hobbs, 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 13th day of ~~Dec~~ OMV, 2014.

January

Dorothy M. Veitch

Notary Public in and for the State of Alabama,
at Large

My Commission Expires:

6-28-14



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large



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Shelby Cnty Judge of Probate, AL

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