

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

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

GRANTOR


Curtis Gregory Hill
2127 Scenic Hollow Court
Katy, TX 77450

GRANTEE

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

Patricia Michelle Hill
2127 Scenic Hollow Court
Katy, TX 77450

Property Address: 105 Timber Ridge, Alabaster, AL 35007
Purchase Price: \$201,917.85 ***Mortgagee credit***
Sale Date: February 18, 2014


20140310000065520 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
03/10/2014 11:42:06 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on December 21, 2006, Curtis Gregory Hill and Patricia Michelle Hill, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for MortgageLenders Network USA, Inc., dba Lenders Network, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 2007010500005510; and subsequently transferred and assigned to CitiMortgage, Inc., and said assignment being recorded in Instrument No., 20121009000388020; 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 January 15, 2014, January 22, 2014, January 29, 2014; and

WHEREAS, on February 18, 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 Peggy M. Youngblood 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, Peggy M. Youngblood 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 \$201,917.85, which sum of money CitiMortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., by and through Peggy M. Youngblood, 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:



2014031000065520 2/4 \$29.00
Shelby Cnty Judge of Probate, AL
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Lot 2, according to the Final Plat of Forest Ridge, as recorded in Map Book 31,
Page 2, in the Probate Office of Shelby County, Alabama.

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 Curtis Gregory Hill and Patricia
Michelle Hill have caused this instrument to be executed by and through Peggy M. Youngblood,
as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Peggy M. Youngblood, as
Auctioneer conducting said sale on February 18, 2014.

CitiMortgage, Inc.

By: Peggy M. Youngblood
Peggy M. Youngblood, Attorney-in-Fact

Curtis Gregory Hill and Patricia Michelle Hill

By: Peggy M. Youngblood
Peggy M. Youngblood, The person acting as Auctioneer
and conducting the sale as its Attorney-in-Fact

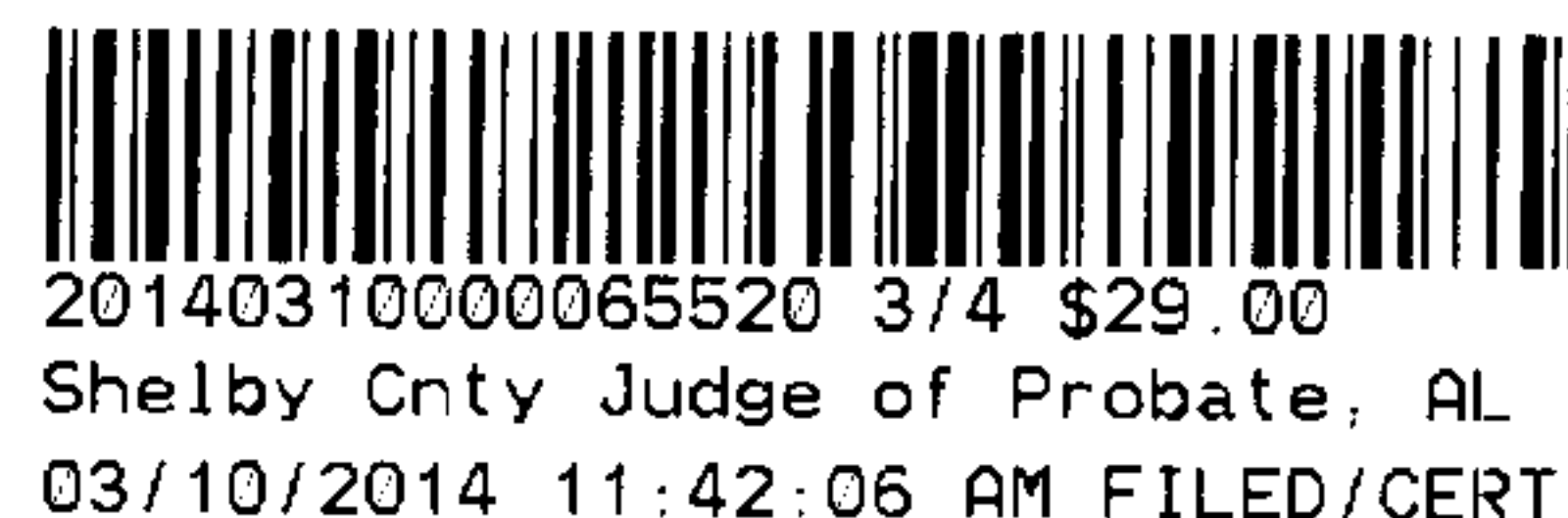
By: Peggy M. Youngblood
Peggy M. Youngblood, As the Auctioneer and person
making said sale

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 Peggy M. Youngblood, whose name as Attorney-in-Fact for Curtis Gregory
Hill and Patricia Michelle Hill, 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 21st day of February, 2014.

Doris M. Ueth



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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