

THIS INSTRUMENT WAS PREPARED BY:

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

GRANTOR

Donna Liles Sertell
1962 Grand Manor
Hernando, MS 38632

Michael Sertell
1962 Grand Manor
Hernando, MS 38632

Property Address: 681 County Road 438, Wilsonville, AL 35186

Purchase Price: \$89,491.04 ***Mortgagee credit***

Sale Date: April 17, 2014


STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICES TO:

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

GRANTEE

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


20140501000129820 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on January 31, 2005, Donna Liles Sertell and Michael Sertell, wife and husband, executed a certain mortgage on the property hereinafter described to First Federal Bank of the South, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20050204000059040; and subsequently transferred and assigned to ABN AMRO Mortgage Group, Inc., and said assignment being recorded in Instrument No., 20050204000059050; 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. as successor by merger to ABN AMRO Mortgage Group, 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 March 12, 2014, March 19, 2014, March 26, 2014; and

WHEREAS, on April 17, 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 \$89,491.04, 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:

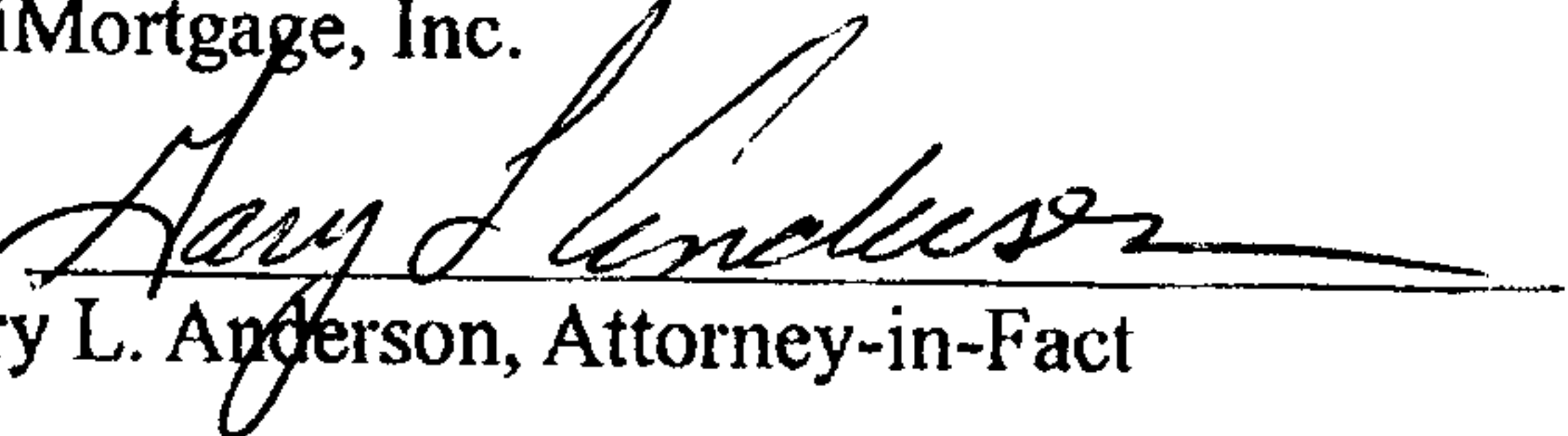

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Commence at the Northwest corner of Section 5, Township 20 South, Range 1 East, thence run south along the West line of said Section a distance of 330.22 feet to the Northeast corner of the S 1/2 of the N 1/2 of the NE 1/4 of the NE 1/4 Section 6, Township 20 South, Range 1 East, and the POINT OF BEGINNING; thence continue South along the West line of said Section 5 a distance of 151.78 feet; thence turn a deflection angle of 80 degrees 23 minutes 18 seconds to the left and run a distance of 284.85 feet to the West right of way line of Shelby County Highway No. 438; thence turn a deflection angle of 96 degrees 06 minutes 17 seconds to the right and run along said R/W a distance of 375.00 feet; thence turn a deflection angle of 83 degrees 24 minutes 19 seconds to the right and run a distance of 247.52 feet to the West line of said Section 5; thence turn a deflection angle of 90 degrees 52 minutes 42 seconds to the right and run North along said Section line a distance of 196.56 feet to the Southeast corner of the S 1/2 of N 1/2 of NE 1/4 of NE 1/4 of Section 6; thence turn a deflection angle of 89 degrees 11 minutes 15 seconds to the left and run a distance of 212.10 feet to the east shore line of Shaw's Lake; thence turn a deflection angle of 105 degrees 03 minutes 05 seconds to the right and run along said shore line a distance of 341.88 feet; thence turn a deflection angle of 74 degrees 58 minutes 43 seconds to the right and run a distance of 118.61 feet to the POINT OF BEGINNING; being situated in the NW 1/4 of the NW 1/4 of Section 5 and the S 1/2 of the N 1/2 of the NE 1/4 of the NE 1/4 of Section 6, Township 20 South, Range 1 East, 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 Donna Liles Sertell and Michael Sertell 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 April 17, 2014.

CitiMortgage, Inc.

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



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Donna Liles Sertell and Michael Sertell

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



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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 Donna Liles Sertell and Michael Sertell, 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 April, 2014.

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