

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

CitiFinancial Servicing, LLC,
successor by merger with
CitiFinancial Corporation, LLC
6801 Colwell Blvd.
Irving, TX 75039

GRANTOR

Cecilia M. Lovett
381 Wade Drive
Wilton, AL 35115

Joseph Lovett
381 Wade Drive
Wilton, AL 35115

GRANTEE

CitiFinancial Servicing, LLC,
successor by merger with
CitiFinancial Corporation, LLC
6801 Colwell Blvd.
Irving, TX 75039

Property Address: 381 Wade Drive, Wilton, AL 35115
Purchase Price: \$50,788.09 ***Mortgagee credit***
Sale Date: April 30, 2014



20140507000137020 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
05/07/2014 10:29:39 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on February 29, 2008, Joseph L. Lovett and Cecilia M. Lovett executed a certain mortgage on the property hereinafter described to CitiFinancial Corporation, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20080304000087710; and subsequently transferred and assigned to CitiFinancial, Inc., and said assignment being recorded in Instrument No., 20110214000052220; 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 CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Corporation, LLC 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 April 2, 2014, April 9, 2014, April 16, 2014; and

WHEREAS, on April 30, 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 CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Corporation, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Corporation, LLC, in the amount of \$50,788.09, which sum of money CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Corporation, LLC offered to credit on the indebtedness secured by said mortgage, and the said CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Corporation, LLC, by and through Gary L. Anderson, as Auctioneer


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conducting said sale and as Attorney-in-Fact for CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Corporation, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Corporation, LLC, the following described property situated in Shelby County, Alabama, to-wit:

Lot 22, in Block 3 according to the Map of Wilmont Gardens Subdivision as recorded in the Probate Office of Shelby County, Alabama in Map Book 4 at Page 6 situated in Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

Address: 381 Wade Dr; Wilton, AL 35115 Tax Map or Parcel ID No.: 36-2-09-1-001-049.000

TO HAVE AND TO HOLD the above described property to CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Corporation, LLC 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, CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Corporation, LLC and Cecilia M. Lovett and Joseph Lovett 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 30, 2014.

CitiFinancial Servicing, LLC, successor by merger with
CitiFinancial Corporation, LLC

By: _____

Gary L. Anderson, Attorney-in-Fact



20140507000137020 3/4 \$27.00
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Cecilia M. Lovett and Joseph Lovett

By:

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

By:

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 Cecilia M. Lovett and Joseph Lovett, and whose name as Attorney-in-Fact and agent for CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Corporation, LLC; 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 07th day of May, 2014.

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

My Commission Expires:



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



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