

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

CitiFinancial Servicing, LLC,
successor by merger with
CitiFinancial Inc.
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, a
Delaware limited liability
company, successor by merger to
CitiFinancial Corporation, LLC, a
Delaware limited liability
company
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

STATE OF ALABAMA)
COUNTY OF SHELBY)


20140918000293390 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
09/18/2014 11:59:55 AM FILED/CERT

SECOND CORRECTIVE FORECLOSURE DEED

****This second corrective FC Deed amends the document recorded at Instrument Number 20140616000180450 by expanding the grantee clause to include the successor by merger information.****

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

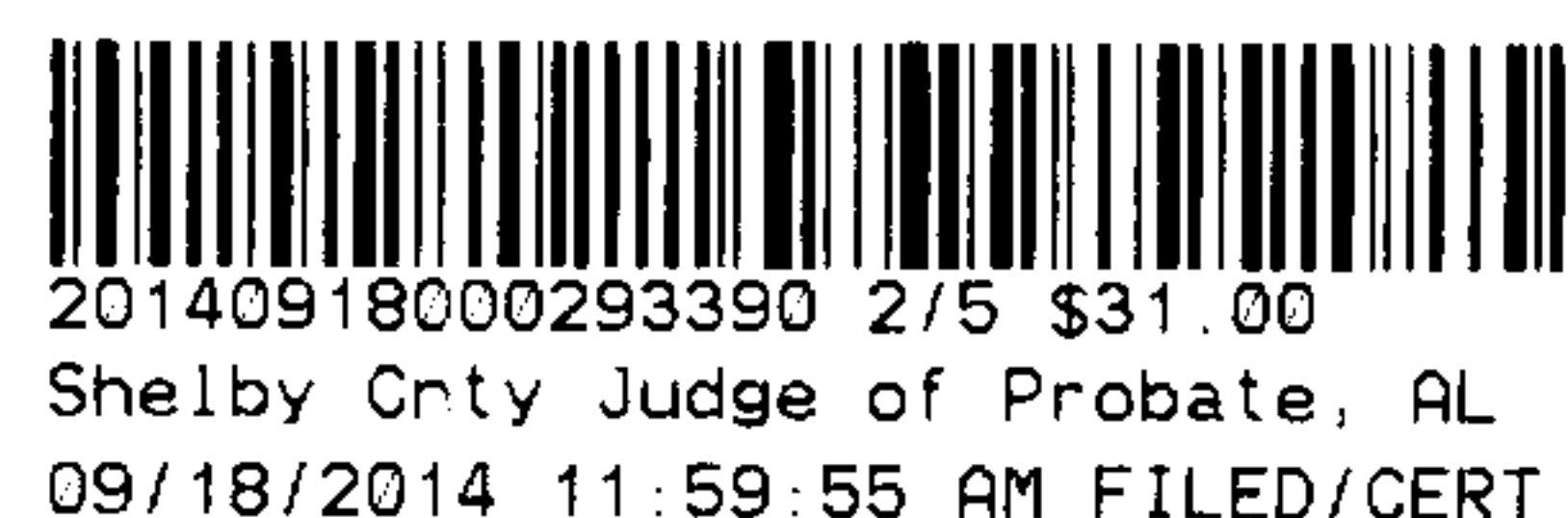
newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale 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 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 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 Inc.; and

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



successor by merger with CitiFinancial Inc., by and through Gary L. Anderson, as Auctioneer conducting said sale and as Attorney-in-Fact for CitiFinancial Servicing, LLC, successor by merger with CitiFinancial Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said CitiFinancial Servicing, LLC, **a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company,** 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, **a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company,** 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 Inc., 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 Inc.

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


20140918000293390 3/5 \$31.00
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Cecilia M. Lovett and Joseph Lovett

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 Cecilia M. Lovett and Joseph Lovett, and whose name as Attorney-in-Fact and agent for CitiFinancial Servicing, LLC, successor by merger with CitiFinancial 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 3RD day of September, 2014.

Dorothy M. Veitch

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

My Commission Expires:

6-28-18



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



20140918000293390 4/5 \$31.00
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14-951

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name CECELIA M. LOVETT and JOSEPH LOVETT

Grantee's Name CITIFINANCIAL SERVICING, LLC
a Delaware limited liability company,
successor by merger to CitiFinancial
Corporation, LLC, a Delaware
limited liability company

Mailing Address 381 WADE DRIVE
MONTEVALLO, AL 35115

Mailing Address 6801 COLWELL BLVD.
IRVING, TX 75039

Property Address 381 WADE DRIVE
MONTEVALLO, AL 35115

Date of Sale September 12, 2014

Total Purchase Price \$0.00

or

Actual Value \$CORRECTIVE DEED - NO TAX

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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

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 September 12, 2014


Print Malcolm S. McLeod

☐ Unattested


(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018


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