

**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**

Tammy D. Fuller  
216 Kenniston Dale  
Pelham, AL 35124

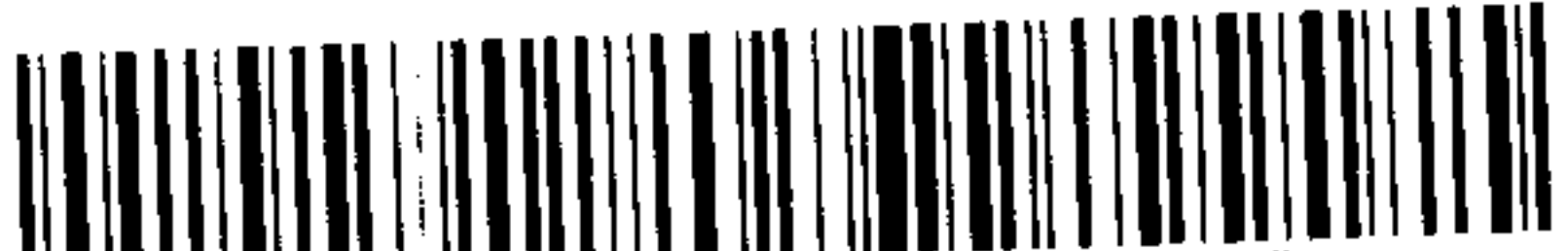
**GRANTEE**

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

Property Address: 216 Kenniston Dale, Pelham, AL 35124

Purchase Price: \$289,000.00 \*\*\*Mortgagee credit\*\*\*

Sale Date: November 5, 2014

  
20141112000356410 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
11/12/2014 02:43:56 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on June 29, 2007, Tammy D. Fuller, a married woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Superior Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20070703000312270; and subsequently transferred and assigned to CitiMortgage, Inc., and said assignment being recorded in Instrument No., 20110323000092230; 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 October 8, 2014, October 15, 2014, October 22, 2014; and

WHEREAS, on November 5, 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 Jimmie Raye Newman 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, Jimmie Raye Newman 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 \$289,000.00, which sum of money CitiMortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., by and through Jimmie Raye Newman, 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:

Lot 1523, according to the Survey of Final Plat Kenniston at Ballantrae, as recorded in Map Book 38, Page 25, in the Probate Office of Shelby County, Alabama.



20141112000356410 2/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
11/12/2014 02:43:56 PM FILED/CERT



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 Tammy D. Fuller have caused this instrument to be executed by and through Jimmie Raye Newman, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Jimmie Raye Newman, as Auctioneer conducting said sale on November 5, 2014.

CitiMortgage, Inc.

By: Jimmie Raye Newman  
Jimmie Raye Newman, Attorney-in-Fact

Tammy D. Fuller

By: Jimmie Raye Newman  
Jimmie Raye Newman, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Jimmie Raye Newman  
Jimmie Raye Newman, 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 Jimmie Raye Newman, whose name as Attorney-in-Fact for Tammy D. Fuller, 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 7<sup>th</sup> day of November, 2014.

Dorothy M. Veitch

Notary Public

My Commission Expires:

6-28-18



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

20141112000356410 3/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
11/12/2014 02:43:56 PM FILED/CERT