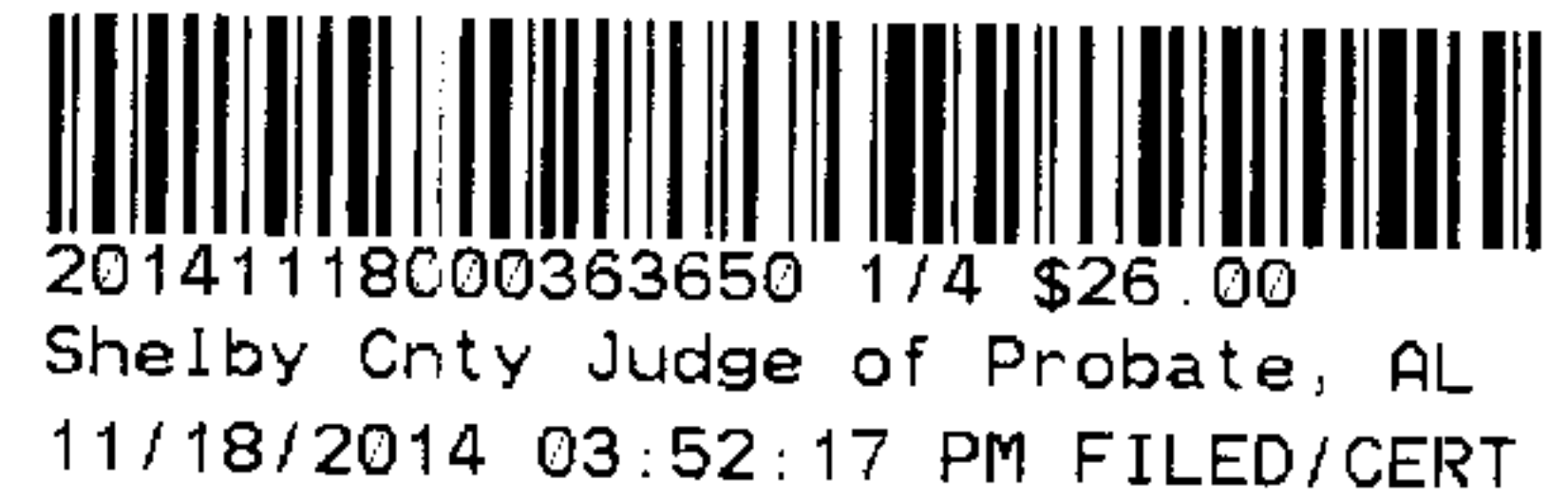


STATE OF ALABAMA)

COUNTY OF SHELBY)



FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on February 15, 2007, to-wit: Eddie Ray Vick, a single man, executed a mortgage to CitiFinancial Corporation, LLC, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on February 19, 2007, in Instrument Number 20070219000075000, Probate Records of Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which said mortgage was subsequently assigned to CitiFinancial Servicing LLC, by assignment recorded October 3, 2014, and recorded in Instrument Number 20141003000311310, Probate Records of Shelby County, Alabama; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee or its assigns shall have the authority to sell said property before the Courthouse door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and thereafter notice was published in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on October 15, 2014, October 22, 2014, and October 29, 2014, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on November 18, 2014, and

WHEREAS, the said sale was held at the time and place stated in said notice, in strict conformity with the powers of sale contained in the said mortgage, at which sale **CitiFinancial Servicing LLC**, became the purchaser of the hereinafter described property at and for the sum of \$46,985.67, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Danielle Bowling, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by CitiFinancial Servicing-LLC;

NOW THEREFORE, IN consideration of the premises Eddie Ray Vick, a single man, and CitiFinancial Servicing LLC, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **CitiFinancial Servicing LLC**, the following described real property situated in Shelby County, Alabama, at 10784 Gallups Cross Road, Harpersville, AL 35078, but in the event of a discrepancy, the legal description shall control to-wit:

Beginning at the SW corner of SE 1/4 of SW 1/4, Section 20, Township 19 South, Range 2 East, go North 1320 feet to SE corner of NE 1/4 of SW 1/4, Section 20, Township 19 South, Range 2 East; thence 87 degrees 13 minutes left 462.9 feet; thence 90 degrees right 618.1 feet to the North boundary of right-of-way of Shelby County Highway NO. 62; thence North 22 feet; thence 93 degrees 02 minutes left 381 feet for a point of beginning of the Lot herein described; thence continue along said lot named courses Westerly 242 feet; thence South 469 feet to North boundary of said highway right-of-way; thence Northeasterly along North boundary of said right-of-way; to a point due South of the point of beginning; thence North 158.0 feet to point of beginning.

Also, beginning at the Southeast corner of SE 1/4 of SW 1/4, Section 20, Township 19 South, Range 2 East, go North 1320 feet to Southeast corner of NE 1/4 of SW 1/4 of Section 20, Township 19 South, Range 2 East; thence 87 degrees 13 minutes left 462.9 feet, thence 90 degrees right 618.1 feet to the North boundary of the right-of-way of Shelby County Highway NO. 62 and the point of beginning of the land herein described; thence 22 feet North; thence 93 degrees 02 minutes left 381 feet to a point; thence South 158 feet to the North boundary of said Highway right-of-way; thence along the North boundary of said highway right-of-way; to the

point of beginning, located in the NE 1/4 of SW 1/4 Section 20, Township 19 South, Range 2 East.

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

LESS AND EXCEPT:

Beginning at the Southeast corner of SE 1/4 of SW 1/4, Section 20, Township 19 South, Range 2 East, go North 1320 feet to Southeast corner of NE 1/4 of SW 1/4 of Section 20, Township 19 South, Range 2 East; thence 87 degrees 13 minutes left 462.9 feet; thence 90 degrees right 618.1 feet to the North boundary of the right-of-way of Shelby County Highway NO. 62 and the point of beginning of the land herein described; thence 22 feet North; thence 93 degrees 02 minutes left 381 feet to a point; thence South 158 feet to the North boundary of said Highway right-of-way; thence along the North boundary of said highway right-of-way to the point of beginning; located in the NE 1/4 of SW 1/4, Section 20, Township 19 South, Range 2 East.

TO HAVE AND TO HOLD unto **CitiFinancial Servicing LLC**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **CitiFinancial Servicing LLC**, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said Eddie Ray Vick, a single man, and CitiFinancial Servicing LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

Eddie Ray Vick, a single man and CitiFinancial Servicing LLC

BY: *Danielle Bowling*
Danielle Bowling
As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Danielle Bowling, whose name as attorney-in-fact and auctioneer for Eddie Ray Vick, a single man, and CitiFinancial Servicing LLC, 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 the conveyance, he/she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 18th day of November, 2014.

Jessica L. Howard
Notary Public
My Commission Expires: 4/22/18


THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/anp
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804

Grantees Address:
CitiFinancial Servicing LLC
6400 Las Colinas Blvd.
Irving, TX 75039

Grantors Address:


20141118000363650 2/4 \$26.00
Shelby Cnty Judge of Probate, AL
11/18/2014 03:52:17 PM FILED/CERT

10784 Gallups Cross Road
Harpersville, AL 35078


20141118C00363650 3/4 \$26.00
Shelby Cnty Judge of Probate, AL
11/18/2014 03:52:17 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Eddie Ray Vick
Mailing Address 10784 Gallups Cross Rd.
Harpersville, AL 35078

Grantee's Name CitiFinancial Servicing LLC
Mailing Address 6400 Las Colinas Blvd.
Irving, TX 75039

Property Address 10784 Gallups Cross Rd.
Harpersville, AL 35078

Date of Sale 11/18/2014
Total Purchase Price \$
or
Actual Value \$
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 - Bid at foreclosure sale - \$46,985.67

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 11/18/14

Print Danielle Bowling
Sign Danielle Bowling Attorney
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)

Print Form

Form RT-1

