


SEND TAX NOTICE TO:
Federal Home Loan Mortgage Corporation
c/o CitiMortgage, Inc.
1000 Technology Drive
O Fallon, MO 63368-2240


20141204000380940 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
12/04/2014 10:25:21 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 10th day of September, 2004, Joseph A. Threatt and Patricia M. Threatt, husband and wife, executed that certain mortgage on real property hereinafter described to First Federal of the South, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20040915000614460, said mortgage having subsequently been transferred and assigned to ABN AMRO Mortgage Group, Inc, by instrument recorded in Instrument # 20040915000514470, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of



general circulation published in Shelby County, Alabama, in its issues of October 22, 2014, October 29, 2014, and November 5, 2014; and

WHEREAS, on November 24, 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 conducted, and CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

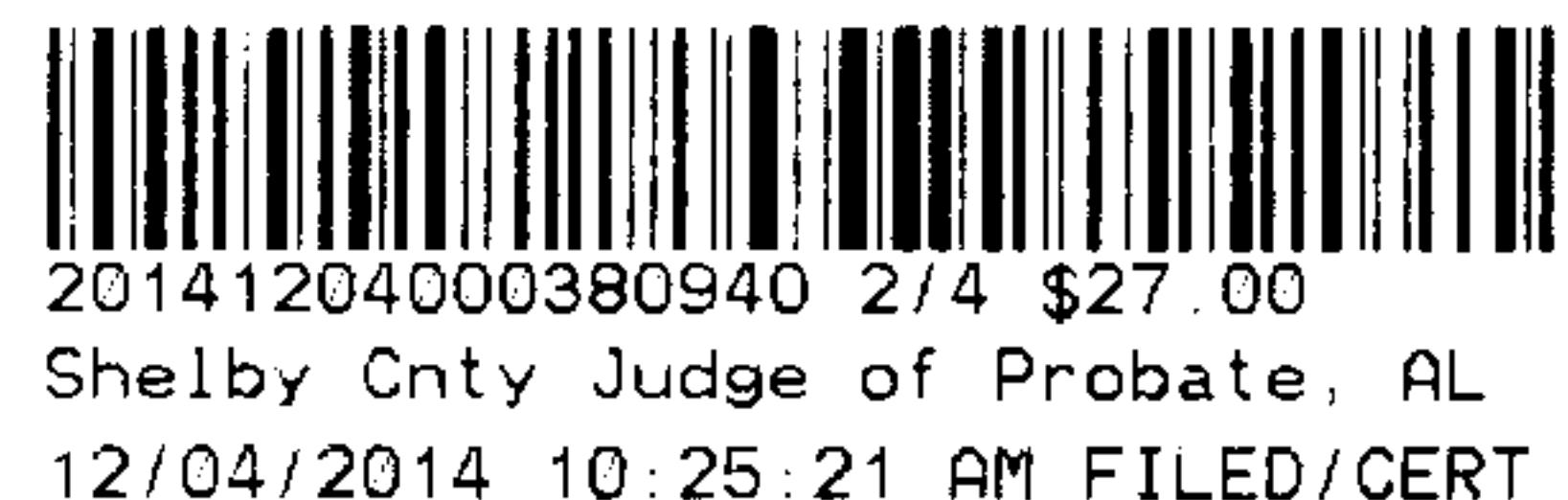
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of Seventy-Four Thousand One Hundred Fifty-Nine And 06/100 Dollars (\$74,159.06) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Quarter-Quarter Section; thence run South along the West Quarter-Quarter line a distance of 440.00 feet; thence turn left 91 degrees 31 minutes 35 seconds a distance of 285.5 feet to the point of beginning; thence continue last course a distance of 275.70 feet to the Westerly right of way of U.S. Highway 231; thence turn left 84 degrees 54 minutes and run Northeasterly along said right of way 150.54 feet; thence turn left 95 degrees 06 minutes and run West a distance of 285.08 feet; thence turn left 88 degrees 28 minutes 25 seconds and run South a distance of 150.0 feet to the point of beginning.

Less and except the South 15 feet of said parcel.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of



Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 1 day of Dec, 2014.

CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

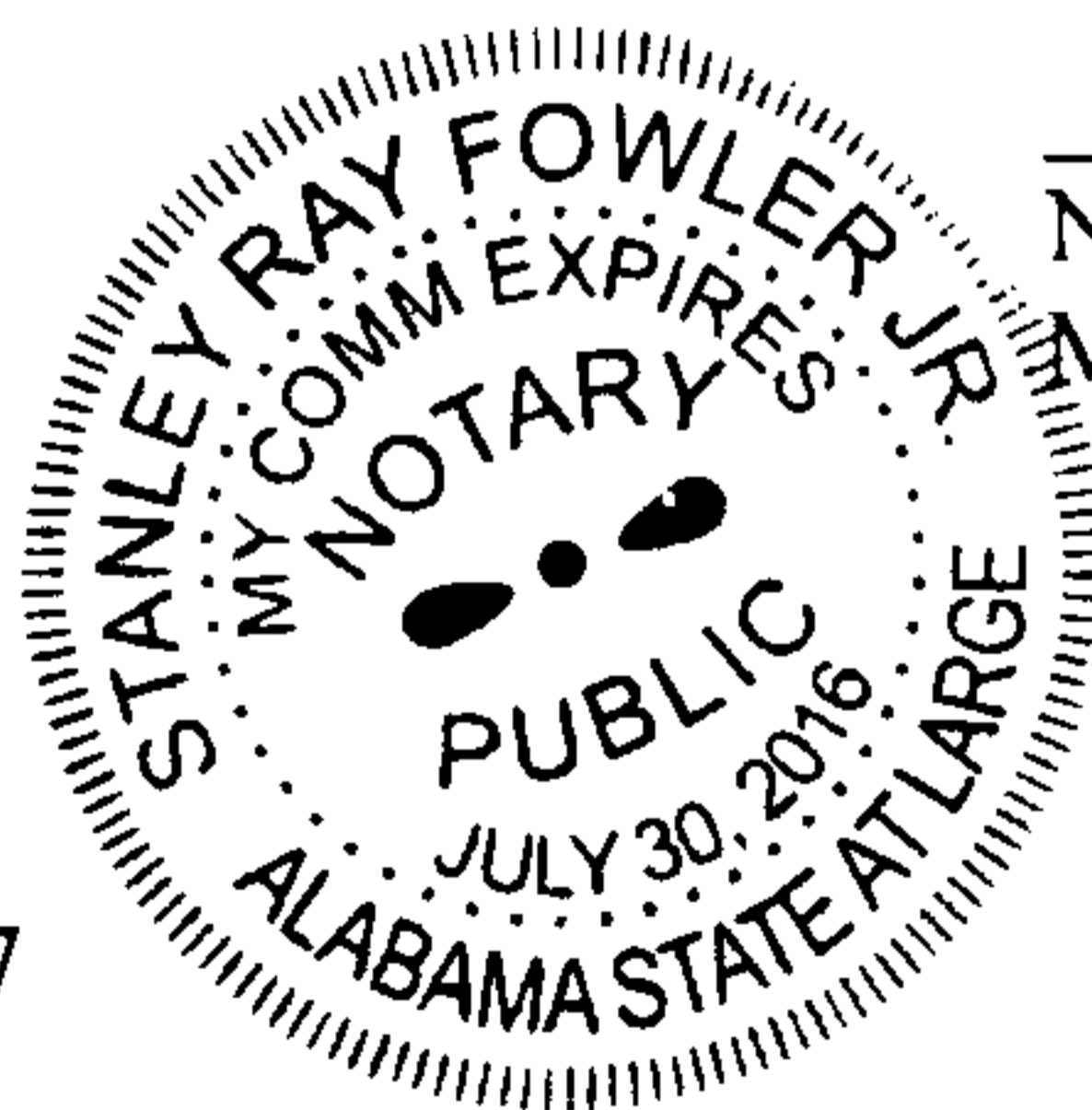
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 1 day of Dec, 2014.

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



[Signature]
Notary Public
My Commission Expires: [Signature]

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

Grantee's Name Federal Home Loan Mortgage Corporation

Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Date of Sale 11/24/2014

Total Purchase Price **\$74,159.06**

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 Foreclosure Bid Price

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

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 _____

Print Katelyn Glark, foreclosure specialist

_____ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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