

**THIS INSTRUMENT WAS PREPARED BY:**

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

**SEND TAX NOTICES TO:**

CitiMortgage, Inc.  
1000 Technology Dr.  
O'Fallon, MO 63368

**GRANTOR**

Izena B Davis  
2911 Bear Creek RD  
Sterrett, AL 35147

**GRANTEE**

CitiMortgage, Inc.  
1000 Technology Dr.  
O'Fallon, MO 63368

Nora Martin  
2911 Bear Creek RD  
Sterrett, AL 35147

Property Address: 2911 Bear Creek Rd, Sterrett, AL 35147  
Purchase Price: \$57,525.14 \*\*\*Mortgagee credit\*\*\*  
Sale Date: March 17, 2015

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on December 9, 2006, Izena B Davis, an unmarried woman and Nora Martin, an unmarried woman, executed a certain mortgage on the property hereinafter described to ABN AMRO Mortgage Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20061218000614710; 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., successor by merger with ABN AMRO Mortgage Group 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 February 18, 2015, February 25, 2015, March 4, 2015; and

WHEREAS, on March 17, 2015, 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., successor by merger with ABN AMRO Mortgage Group 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 \$57,525.14, which sum of money CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group Inc. offered to credit on the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group Inc., by and through Jimmie Raye Newman, as Auctioneer conducting said sale and as Attorney-in-Fact for CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group Inc., does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said CitiMortgage, Inc., the following described property situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NW CORNER OF SECTION 15 AND GO SOUTH 01 DEG. 02 MIN. 13 SEC. WEST ALONG THE WEST BOUNDARY OF SAID 1/4 1/4 SECTION FOR 908.11 FEET TO THE NORTHERLY BOUNDARY OF SHELBY COUNTY HIGHWAY 43; THENCE NORTH 44 DEG. 52 MIN. 34 SEC. EAST ALONG SAID NORTHERLY BOUNDARY FOR 2929.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUS COURSE FOR 171.68 FEET; THENCE NORTH 87 DEG. 36 MIN. 46 SEC. WEST FOR 318.99 FEET; THENCE SOUTH 55 DEG. 40 MIN. EAST FOR 239.26 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



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., successor by merger with ABN AMRO Mortgage Group Inc. and Izena B Davis and Nora Martin 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 March 17, 2015.

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

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

Izena B Davis and Nora Martin

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 Izena B Davis and Nora Martin, and whose name as Attorney-in-Fact and agent for CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group 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 1 day of April, 2015.

Dorothy M. Velich  
Notary Public

My Commission Expires: 6-28-18



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