

**THIS INSTRUMENT WAS PREPARED BY:**

Jason Tingle, Esq.  
244 Inverness Center Dr  
Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICES TO:**

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

**GRANTOR**

Perry Charles Wells  
1845 Northcrest Drive NW 230  
Cullman, AL 35058


**GRANTEE**

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

Sonya Reynolds Wells  
1845 Northcrest Drive NW 230  
Cullman, AL 35058

Property Address: 80 Highland E. Vincent, AL 35178  
Purchase Price: \$31,802.00 \*\*\*Mortgagee credit\*\*\*  
Sale Date: June 30, 2015

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20150708000230540 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/08/2015 01:26:07 PM FILED/CERT

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on June 3, 2013, Sonya Reynolds Wells and Perry Charles Wells, as joint tenants with right of survivorship; Husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Citibank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20130626000262070; and subsequently transferred and assigned to CitiMortgage, Inc., and said assignment being recorded in Instrument No. 20150113000012420; 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 June 3, 2015, June 10, 2015, June 17, 2015; and

WHEREAS, on June 30, 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; 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 \$31,802.00, 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:

Real property in the City of VINCENT, County of SHELBY, State of Alabama, described as follows:  
A one acre lot located in the Town of Vincent, Alabama, described as follows: Commence at the Southwest corner of the Willie Deason lot, being the lot formerly owned by Onzell Florey; thence run in an Easterly direction along the South line of said Deason lot 323.2 feet to a point; thence run due South a distance of 114.5 feet to a point; thence run due West 357.2 feet to a point on the Northeast right-of-way of Cemetery Road; thence run Northwest along right-of-way of Cemetery Road 61.5 feet to the intersection with the railroad property; thence turn an angle to the right and run 98 feet to the point of beginning and being more particularly described as follows:  
Part of the NW 1/4 of Section 14, Township 19 South, Range 2 East described as follows: Commence at the Southeast corner of said 1/4 Section and run West along the South line of said 1/4 Section a distance of 600 feet, more or less, to the Northeast right of way line of the Central of Georgia Railroad; thence run in a Northwesterly direction along the Northeast line of Central of Georgia Railroad a distance of 1160 feet to a point; thence run in a Northeasterly direction; perpendicular to said railroad 495 feet to a point on the Henry B. Florey, Jr. property line; thence turn an angle of 90 deg. To the left and run in a Northwesterly direction 430 feet to a point on the Willie Deason property as shown by deed recorded in Book 264 page 860 in the Probate Office of Shelby County, Alabama; thence run in a Westerly direction along the South line of the Deason property a distance of 135 feet to the point of intersection with the West line of the Sonja Reynolds Wells and Perry Charles Wells by Deed Book 340 page 520 and the point of beginning of the property to be insured herein; thence run Southerly for a distance of 114.5 feet to a point; thence run West along the North line of the Hubert Bearden property as described in Reel Book 257 page 481 for a distance of 357.2 feet to a point on a 20 foot unnamed right of way; thence run Northwesterly along said right of way for 41.5 feet; thence run Northeasterly 98 feet to a point on the Southerly line, if extended, of the Robert J. Malone property as described in Deed Book 339 page 747; thence run Easterly along the Southerly line of said Robert J. Malone property for 323.2 feet, more or less, to the point of beginning.  
Being all of that certain property conveyed to Sonja Reynolds Wells and Perry Charles Wells as joint tenants with right of survivorship from John Harrell Deloach, Jr., and wife, Carolyn Jean Macoy Deloach, by deed dated None Shown and recorded June 25, 1982 as Book 340 Page 528 of official records. Commonly known as: 80 HIGHLAND E, VINCENT, AL 35178 APN #: 07-6-14-2-001-012-000

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 Perry Charles Wells and Sonya Reynolds Wells 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 June 30, 2015.

CitiMortgage, Inc

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

Perry Charles Wells and Sonya Reynolds Wells

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 Perry Charles Wells and Sonya Reynolds Wells, 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 4<sup>th</sup> day of July, 2015.

Em M. Vertin  
Notary Public

My Commission Expires:

05/19/2019

  
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