


STATE OF ALABAMA)

COUNTY OF SHELBY)


20160216000048400 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/16/2016 11:31:43 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on December 23, 2008, to-wit: the Camara L. Frye, a single woman, executed a mortgage to CitiFinancial Corporation, LLC, herein called the Mortgagee, which said mortgage was recorded on December 29, 2008, in Instrument Number 20081229000475360, 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; 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 January 13, 2016, January 20, 2016, and January 27, 2016, that the hereinafter described property would be sold before the Main Street entrance of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on February 16, 2016, 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, a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company**, became the purchaser of the hereinafter described property at and for the sum of \$85,534.37, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Southern Title Services, Inc., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by CitiFinancial Servicing LLC, a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company;

NOW THEREFORE, IN consideration of the premises Camara L. Frye, a single woman, and CitiFinancial Servicing LLC, a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company, 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, a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company**, the following described real property situated in Shelby County, Alabama, at 248 Tammys Mountain, Montevallo, AL 35115, but in the event of a discrepancy, the legal description shall control to-wit:

Commence at the SW corner of Section 11, Township 22S, Range 3W, Shelby County, Alabama and run N00.00 minutes 00 seconds E for 915.51 feet, thence N56.57 minutes 28 seconds W for 182.55 feet, thence N33.03 minutes 45 seconds E for 213.70 feet, to the point of beginning, thence continue N33.03 minutes 45 seconds E for 66.79 feet, thence N66.05 minutes 52 seconds E for 132.08 feet, thence S57.49 minutes 18 seconds E for 193.84 feet, thence S32.10 minutes 42 seconds W for 180.57 feet, thence N56.56 minutes 15 seconds W for 268.60 feet back to the point of beginning. Said parcel contains 1.00 acres.

Centerline 8 foot Wide Paved Driveway

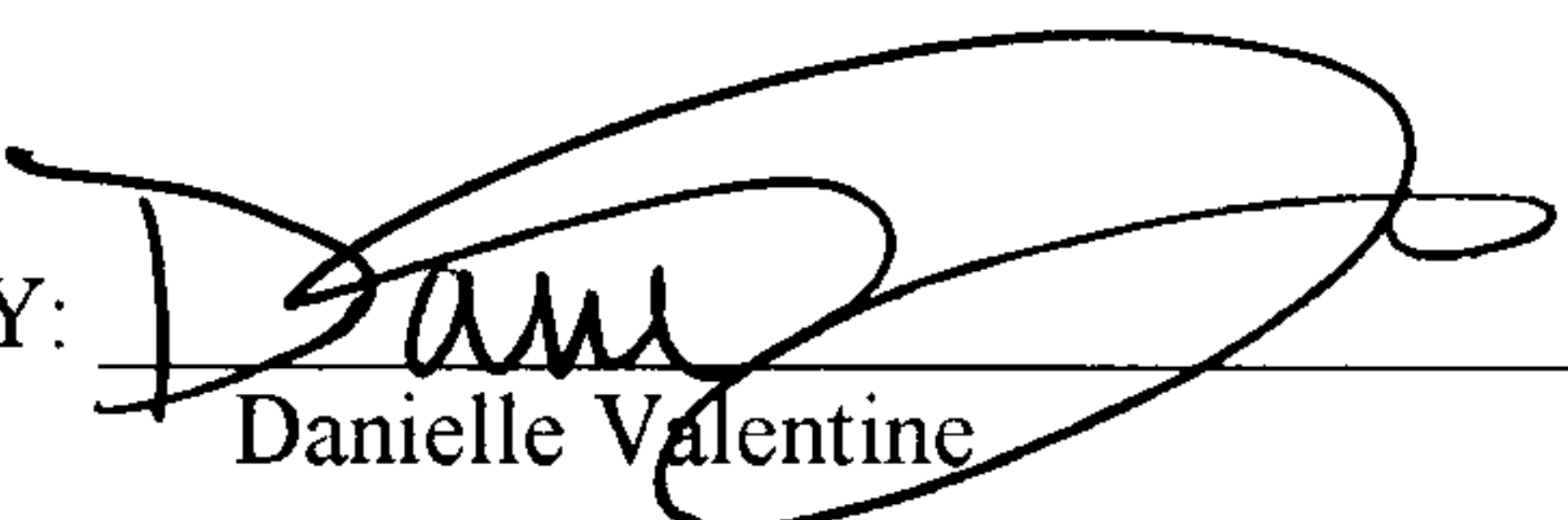
Commence at the SW corner of Section 11, Township 22S, Range 3W, Shelby County Alabama and run N00.00 minutes 00 seconds E for 915.51 feet, thence N56.57 minutes 28 seconds W for 182.55 feet, thence N33.03 minutes 45 seconds E for 213.70 feet, thence S56.56 minutes 15 seconds E for 12.80 feet to the centerline point of beginning of an 8 foot wide paved driveway, thence along said driveway N74.49 minutes 18 seconds E for 183.28 feet, thence N07.19 minutes 52 seconds E for 58.32 feet, thence N60.17 minutes 23 seconds W for 253.49 feet, thence N49.28 minutes 01 seconds W for 129.89 feet, thence N86.54 minutes 26 seconds W for 70.82 feet, thence S55.51 minutes 20 seconds W for 303.98 feet, thence N69.49 minutes 39 seconds W for 171.03 feet, thence N58.09 minutes 10 seconds W for 233.62 feet to the SE right of way of Highway 119 being the centerline point of ending of said paved driveway.

TO HAVE AND TO HOLD unto CitiFinancial Servicing LLC, a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company, 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, a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company, 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 Camara L. Frye, a single woman, and CitiFinancial Servicing LLC, a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company, 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.

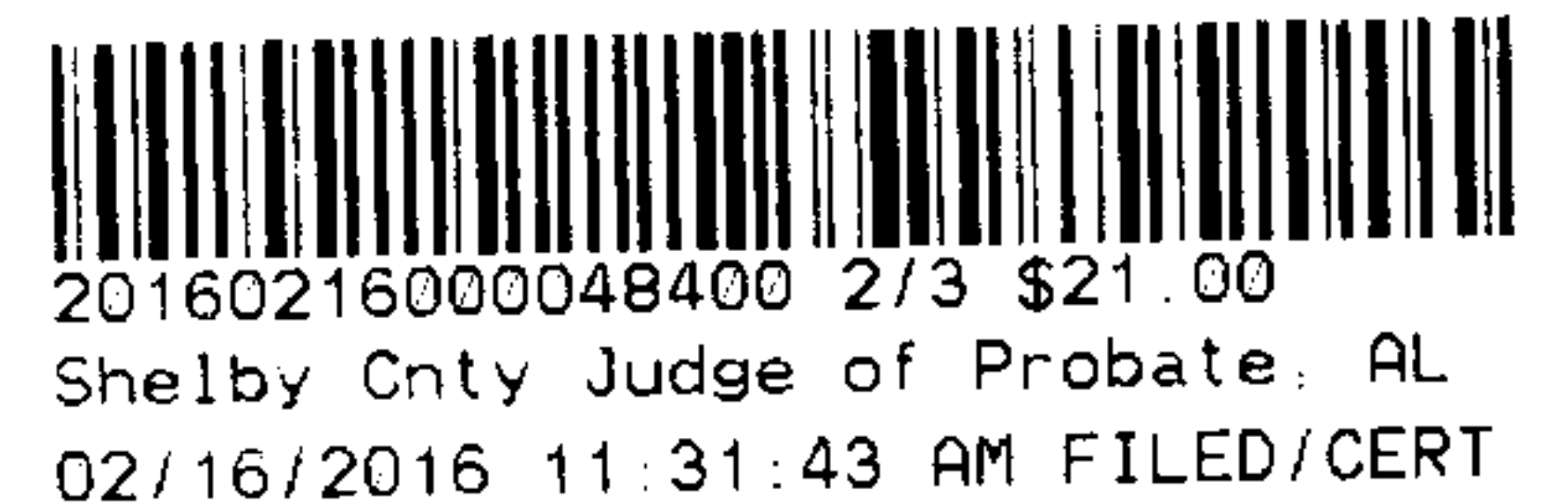
Camara L. Frye, a single woman and CitiFinancial Servicing LLC, a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company

BY: Southern Title Services, Inc.
ITS: Auctioneer and Attorney-in-Fact

BY: 
Danielle Valentine


STATE OF ALABAMA

COUNTY OF Shelby



I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Danielle Valentine, whose name as auctioneer of Southern Title Services, Inc., acting in its capacity as auctioneer and attorney-in-fact for Camara L. Frye, a single woman and CitiFinancial Servicing LLC, a Delaware limited liability company, successor by merger to CitiFinancial Corporation, LLC, a Delaware limited liability company, 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 16th day of February, 2016.


Notary Public
My Commission Expires: 3-28-16

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

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

Grantors Address:
248 Tammys Mtn
Montevallo, AL 35115

Real Estate Sales Validation Form

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

Grantor's Name Camara L. Frye
Mailing Address 248 Tammys Mtn.
Montevallo, AL 35115

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

Property Address 248 Tammys Mountain
Montevallo, AL 35115

Date of Sale 02/16/2016

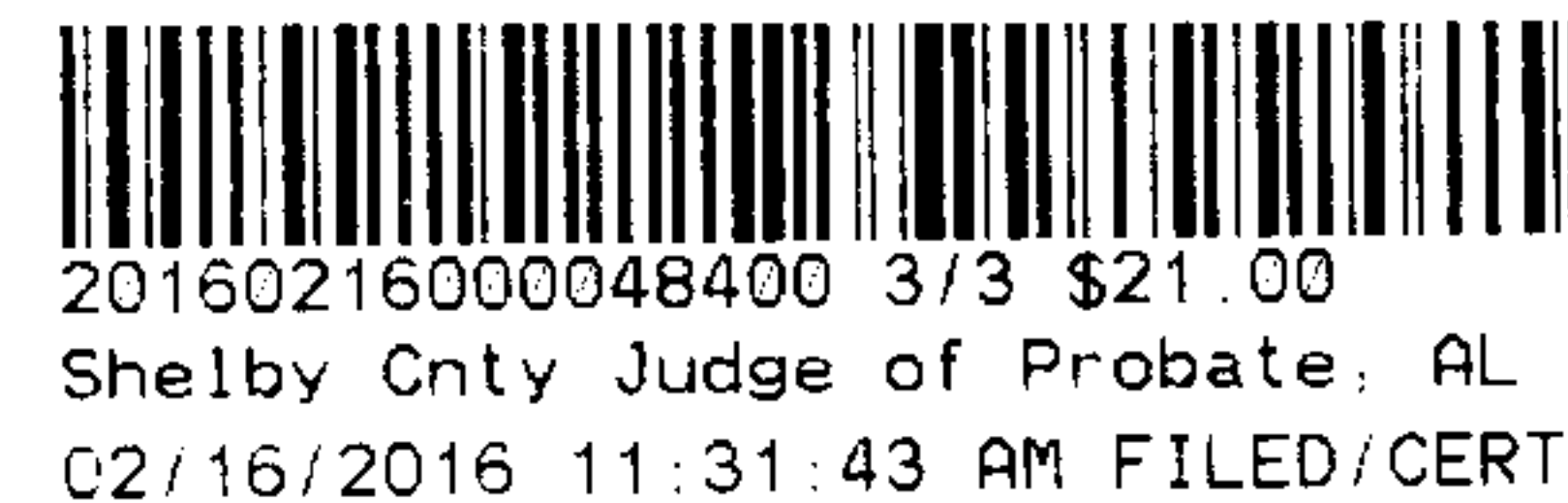
Total Purchase Price \$

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 - \$85,534.37

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 2/16/16

Print

Robert J. Wernoch

Sign

[Signature]

Attorney

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1