

SEND TAX NOTICE TO:
CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63368

STATE OF ALABAMA)
SHELBY COUNTY)


20160226000058970 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
02/26/2016 10:37:43 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of February, 2007, Bobbi Jo McCullough, a single woman, executed that certain mortgage on real property hereinafter described to McGowin-King Mortgage LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070206000055850, said mortgage having subsequently been transferred and assigned to CitiMortgage, Inc., by instrument recorded in Instrument No. 20121011000392030, 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. 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 December 23, 2015, December 30, 2015, and January 6, 2016; and

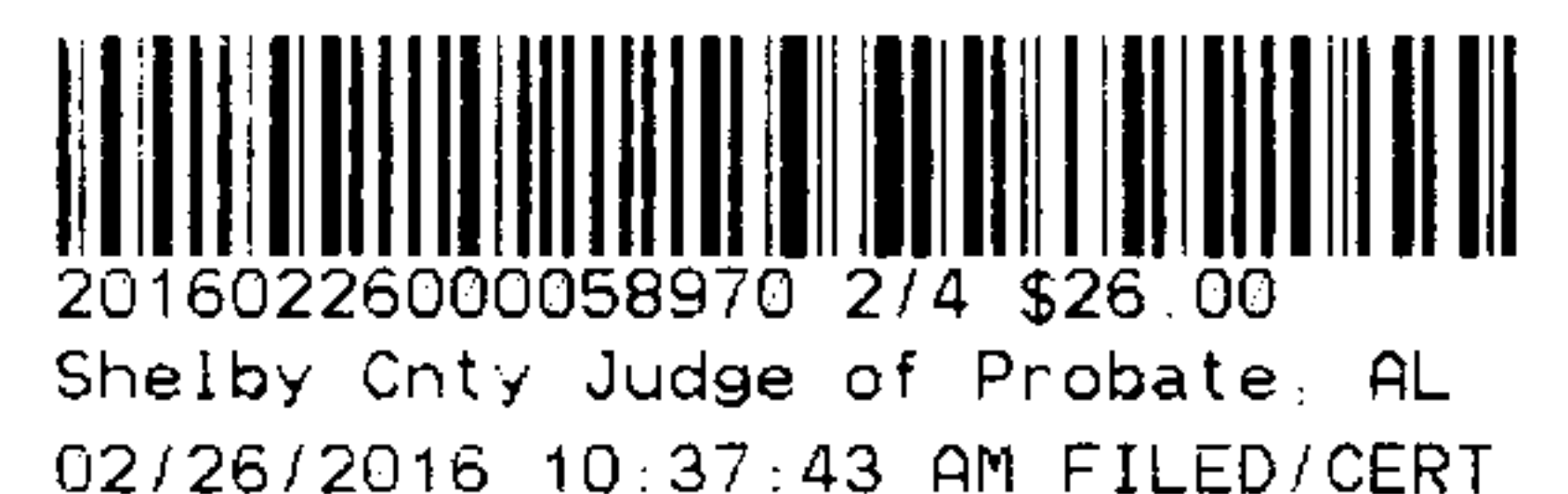
WHEREAS, on February 17, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and CitiMortgage, Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said CitiMortgage, Inc.; and

WHEREAS, CitiMortgage, Inc. was the highest bidder and best bidder in the amount of Twenty-One Thousand Nine Hundred Forty-Two And 00/100 Dollars (\$21,942.00) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto CitiMortgage, Inc. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that tract or parcel of land described as commencing at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 24 North, Range 12 East, and run thence Easterly along the North boundary of said 1/4 - 1/4 Section 220 feet to the East margin of a driveway extending from the Montevallo-Calera Paved Highway; thence Southerly along the East Boundary of said driveway, 105 feet to the Point of Beginning of lot herein described and conveyed; and which said point is the Southwest corner of the J.E. Walker and Ada Belle Walker lot; thence Easterly and parallel with North Boundary of said 1/4 - 1/4 Section and along the South boundary of said J.E. Walker and Ada Belle Walker lot 200 feet; thence Southerly and parallel with the East margin of said driveway 105 feet; thence Westerly and parallel with the North boundary of said 1/4 - 1/4 Section 200 feet, more or less to the East margin of said driveway; thence Northerly along the East boundary of said driveway 105 feet to the Point of Beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto CitiMortgage, Inc. 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., has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 19 day of February, 2016.

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CitiMortgage, Inc.

By: Red Mountain Title, LLC
Its: Auctioneer

By: Stanley Fowler, Auctioneer

STATE OF ALABAMA)

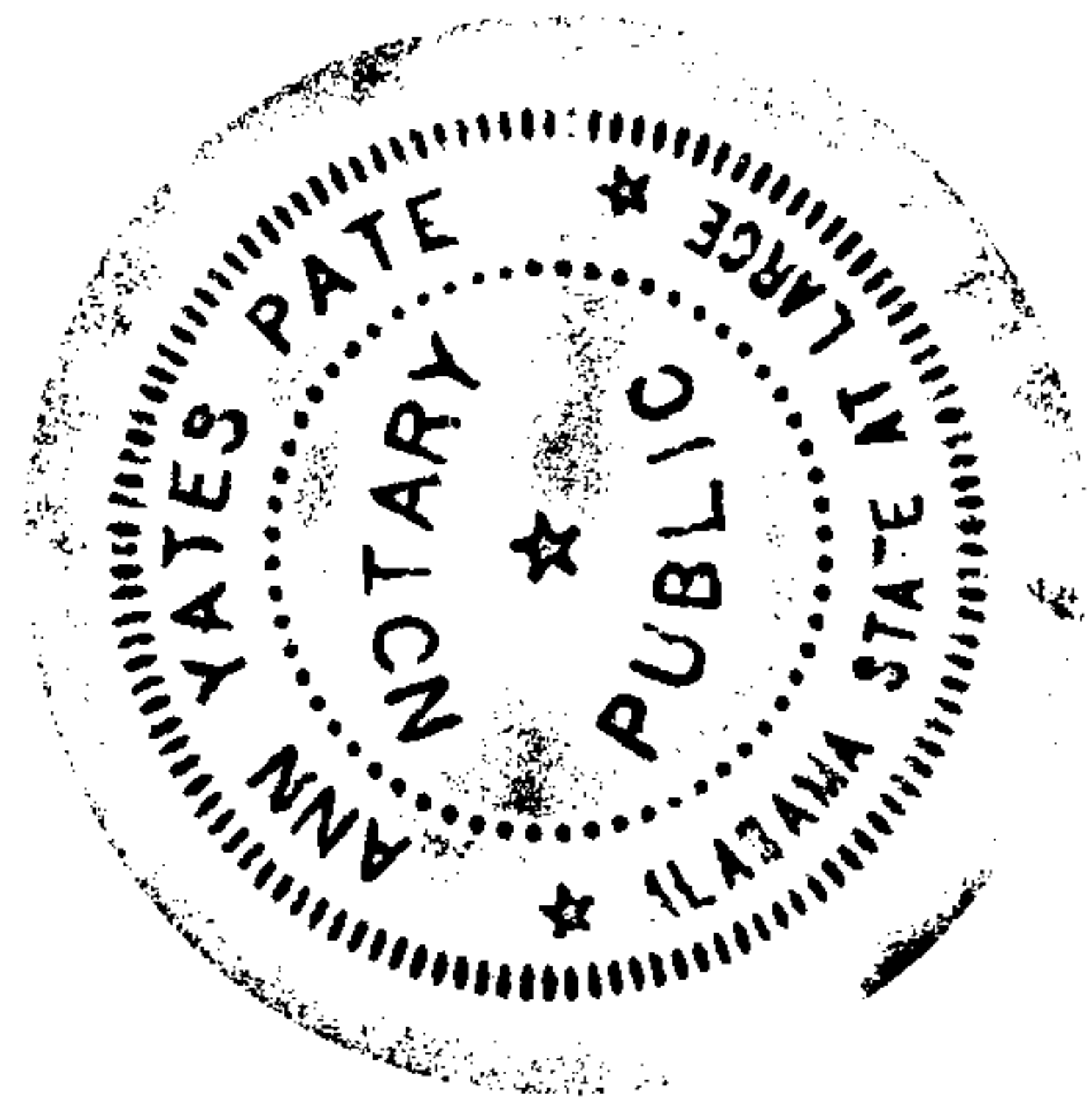
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for CitiMortgage, 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 auctioneer and with full authority, executed the same voluntarily 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 19 day of February, 2016.

Theresa F. Pato
Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 27, 2019

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



Real Estate Sales Validation Form

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

Grantor's Name CitiMortgage, Inc.
Mailing Address c/o CitiMortgage, Inc.
1000 Technology Drive
O Fallon, MO 63368-2240

Grantee's Name CitiMortgage, Inc.
Mailing Address c/o CitiMortgage, Inc.
1000 Technology Drive
O Fallon, MO 63368-2240

Property Address 194 Holoway Hill Drive
Montevallo, AL 35115

Date of Sale 02/17/2016

Total Purchase Price \$21,942.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



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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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Bid Price
☐ Closing Statement

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 02/17/2016

Print Corey Johnson, Foreclosure Specialist

☐ Unattested _____
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one