

STATE OF ALABAMA)

COUNTY OF SHELBY)



20160727000262850 1/2 \$129.00  
Shelby Cnty Judge of Probate: AL  
07/27/2016 01:38:29 PM FILED/CERT

### FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on May 23, 2007, to-wit: Kristi R. Gilmore, an unmarried woman, executed a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for MortgageAmerica, Inc., Corporation, its successors and assigns, herein called the Mortgagee, which said mortgage was recorded on May 31, 2007, in Instrument No. 20070531000252530, and modified by that certain loan modification agreement recorded February 23, 2012 in Instrument No. 20120223000065320, 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; which said mortgage was subsequently assigned to CitiBank, N.A. as Trustee for CMLTI Asset Trust, by assignment recorded January 20, 2016 in Instrument No. 20160120000020270, Probate Records of Shelby County, Alabama; 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 May 18, 2016, May 25, 2016, and June 1, 2016, that the hereinafter described property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on July 12, 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 **Rental Resource Group LLC**, became the purchaser of the hereinafter described property at and for the sum of \$105,821.00, cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, Auction.com, conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by CitiBank, N.A. as Trustee for CMLTI Asset Trust;

NOW THEREFORE, IN consideration of the premises Kristi R. Gilmore, an unmarried woman, and CitiBank, N.A. as Trustee for CMLTI Asset Trust, 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 **Rental Resource Group LLC**, the following described real property situated in Shelby County, Alabama, at 1425 Timber Circle, Helena, AL 35080, but in the event of a discrepancy, the legal description shall control to-wit:

Lot 13, according to the amended map of Timber Park, as recorded in Map Book 13, Page 115, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto **Rental Resource Group LLC**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **Rental Resource Group LLC**, 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 Kristi R. Gilmore, an unmarried woman, and CitiBank, N.A. as Trustee for CMLTI Asset Trust, 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.

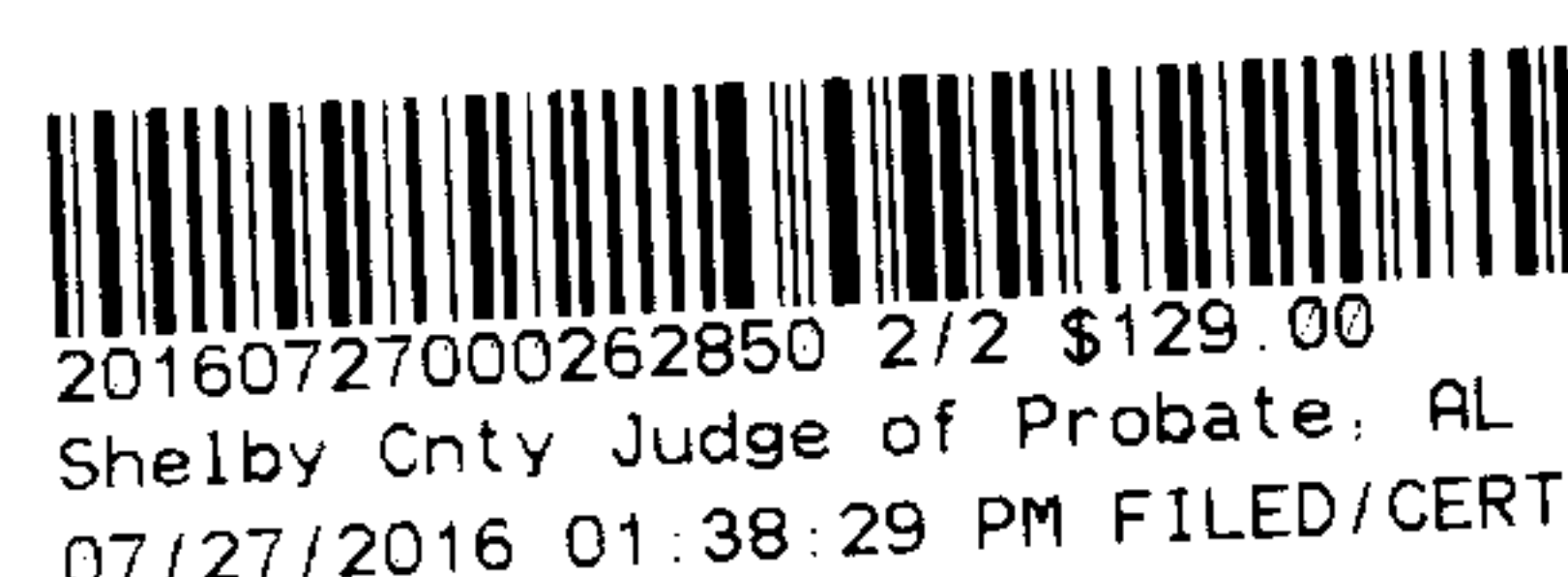
Kristi R. Gilmore, an unmarried woman and  
CitiBank, N.A. as Trustee for CMLTI Asset Trust

BY: Auction.com, Inc.  
ITS: Auctioneer and Attorney-in-Fact

BY: Susie Nailen  
Print Name: Susie Nailen

STATE OF ALABAMA

COUNTY OF Shelby



I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Susie Nailen, whose name as auctioneer of Auction.com, Inc., acting in its capacity as auctioneer and attorney-in-fact for Kristi R. Gilmore, an unmarried woman and CitiBank, N.A. as Trustee for CMLTI Asset Trust, 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  
18 day of July, 2016.

Kim N. Smith  
Notary Public  
My Commission Expires: 10/5/17  
KIM N. SMITH  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES

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

**Grantees Address:**  
Rental Resource Group LLC  
P.O. Box 824  
Helena, AL 35080

**Grantors Address:**  
1425 Timber Circle  
Helena, AL 35080