

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

Robert Edwin Lewis
3305 Afton Way
Birmingham, AL 35242

GRANTEE

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

Rhonda Lewis Coffey
3305 Afton Way
Birmingham, AL 35242

20190215000049880
02/15/2019 03:31:55 PM
FCDEEDS 1/3

Property Address: 501 Gables Dr, Birmingham, AL 35244
Purchase Price: \$49,879.76***Mortgagee credit***
Sale Date: February 11, 2019

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on March 12, 2009, Robert Edwin Lewis, unmarried, executed a certain mortgage on the property hereinafter described to Citicorp Trust Bank, fsb, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20090326000111890; and re-recorded in Book Instrument Number, Page 20110418000118180, and subsequently transferred and assigned to CitiMortgage, Inc., and said assignment being recorded in Instrument Number, 20181108000395540; 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 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. ("Transferee") 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 January 16, 2019, January 23, 2019, January 30, 2019; and

WHEREAS, on February 11, 2019, 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 CitiMortgage, Inc. did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the 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 \$49,879.76, which sum of money CitiMortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and the said CitiMortgage, Inc., by and through Jason Tingle, as attorney for said 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:

ALL THAT PARCEL OF LAND IN CITY OF BIRMINGHAM, SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED BOOK 233, PAGE 153, ID# 10-9-30-0-991-004.039, BEING KNOWN AND DESIGNATED AS

UNIT 501 BUILDING 5 IN THE GABLES A CONDOMINIUM A CONDOMINIUM LOCATED IN SHELBY COUNTY ALABAMA AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERETO AS RECORDED IN REAL VOLUME 10 PAGE 177 AND AMENDED IN REAL VOLUME 27 PAGE 733 REAL VOLUME 50 PAGE 327 REAL VOLUME 50 PAGE 340 AND RE-RECORDED IN REAL 50 PAGE 942 REAL 165 PAGE 578 AND AMENDED IN REAL 59 PAGE 19 AND FURTHER AMENDED BY CORPORATE VOLUME 30 PAGE 407 AND IN REAL 96 PAGE 855 AND REAL 97 PAGE 937 AND BY LAWS AS SHOWN IN REAL VOLUME 27 PAGE 733 AND

THEN AMENDED IN REAL VOLUME 50 PAGE 325 FURTHER AMENDED BY REAL 189 PAGE 222 AND REAL 222 PAGE 691 TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE AFORESAID MENTIONED DECLARATION SAID UNIT BEING MORE PARTICULARLY DESCRIBED in the floor plans and architectural drawings of The Gables Condominium as recorded

IN MAP BOOK 9 PAGES 41 THRU 44 AND AMENDED IN MAP BOOK 9 PAGE 135 MAP BOOK 10 PAGE 49 AND FURTHER AMENDED BY MAP BOOK 12 PAGE 50 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

BY FEE SIMPLE DEED FROM KENNETH A. MCMAHAN AND JACQUELINE B. MCMAHAN, HUSBAND AND WIFE AS SET FORTH IN BOOK 233 PAGE 153 DATED 03/31/1989 AND RECORDED 04/04/1989, SHELBY COUNTY RECORDS, STATE OF 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. has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 15th day of February, 2019.

CitiMortgage, Inc.

By: [Signature]
Jason Tingle, Attorney for Transferee



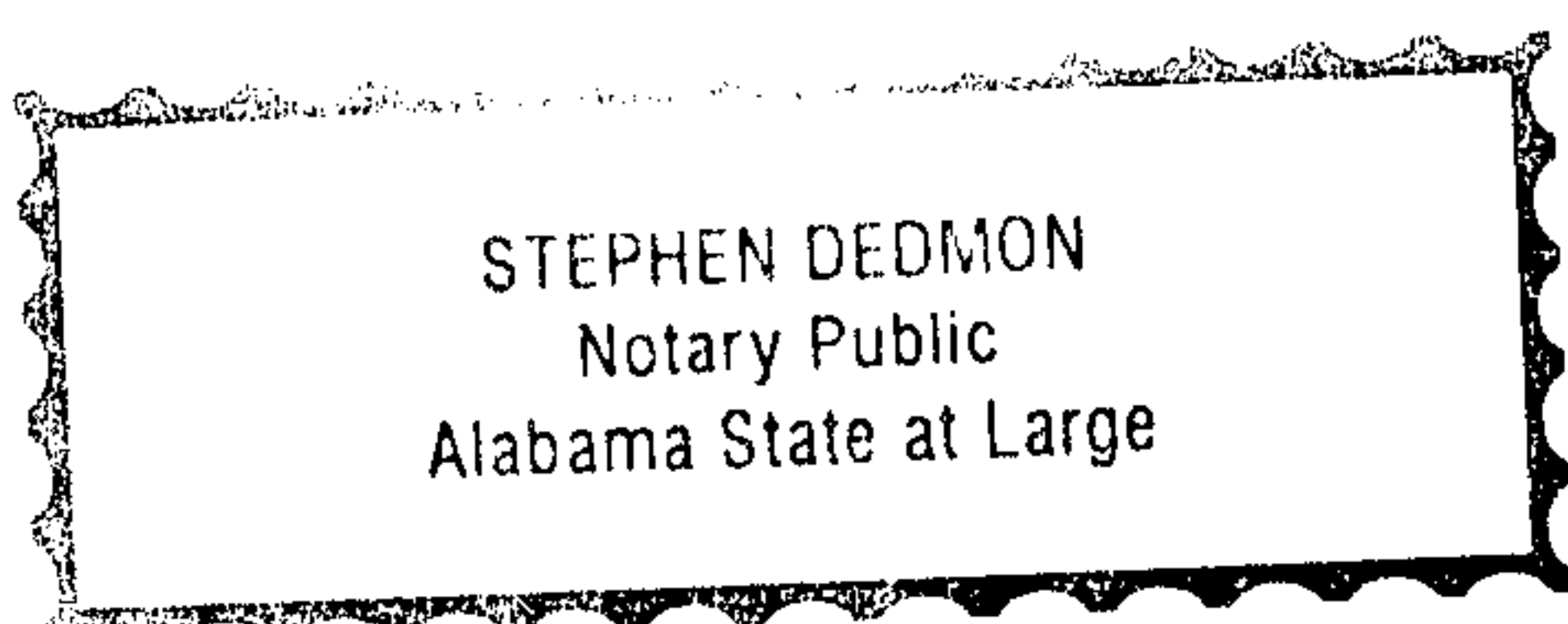
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2019 03:31:55 PM
\$24.00 CHERRY
20190215000049880

[Signature]

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 Jason Tingle, whose name as Attorney for CitiMortgage, Inc., 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, as such attorney for CitiMortgage, Inc. and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 15th day of February, 2019.



[Signature]
Notary Public
My Commission Expires: 5/11/19