

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Burruss R. Anderson
6960130268

KNOW ALL MEN BY THESE PRESENTS: That Burruss R. Anderson, Married, joined by his wife, Tonya M. Anderson did, on to-wit, the April 12, 2001, execute a mortgage to Liberty Mortgage Corporation DBA BB&T Mortgage Wholesale Corporation, which mortgage is recorded in Instrument # 2001-15195; said mortgage was transferred and assigned to Branch Banking and Trust Company as recorded in Instrument # 20031229000826110 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Branch Banking and Trust Company 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 25, August 1, 8, 2007; and

WHEREAS, on the August 13, 2007, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:15 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Branch Banking and Trust Company did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and


WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Branch Banking and Trust Company, in the amount of One Hundred Forty-Seven Thousand Seven Hundred Fifty-Two Dollars and Sixty-Five Cents (\$147,752.65), which sum the said Branch Banking and Trust Company offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Branch Banking and Trust Company; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Forty-Seven Thousand Seven Hundred Fifty-Two Dollars and Sixty-Five Cents (\$147,752.65), cash, the said Burruss R. Anderson, Married, joined by his wife, Tonya M. Anderson, acting by and through the said Branch Banking and Trust Company, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Branch Banking and Trust Company, by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Branch Banking and Trust Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 24 North, Range 12 East; thence North 01 degrees 35 minutes 09 seconds West along the East line of said 1/4-1/4 Section a distance of 169.60 feet to the point of beginning; thence continue along the last described course run a distance of 210.00 feet; thence North 87 degrees 45 minutes 26 seconds West and run a distance of 210.00 feet; thence South 01 degrees 32 minutes 14 seconds East and run a distance of 210.00 feet; thence South 87 degrees 45 minutes 38 seconds East and run a distance of 210.18 feet to the point of beginning. An ingress and egress and utility easement lying 15 feet each side of the following described centerline: Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 24 North, Range 12 East; thence North 01 degrees 35 minutes 09 seconds West along the East line of said 1/4-1/4 Section a distance of 154.57 feet to the point to beginning; thence North 87 degrees 45 minutes 38 seconds West and run a distance of 530.32 feet, more or less, to the end of said easement.

TO HAVE AND TO HOLD THE above described property unto Branch Banking and Trust Company, forever; 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, and any taxes which may be due.


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Shelby Cnty Judge of Probate, AL
08/17/2007 03:59:14PM FILED/CERT

IN WITNESS WHEREOF, the said Branch Banking and Trust Company, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the August 13, 2007.

Burruss R. Anderson, Married, joined by his wife, Tonya M. Anderson
Mortgagors

Branch Banking and Trust Company
Mortgagee or Transferee of Mortgagee

By Michael Atchison
MICHAEL ATCHISON, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

Branch Banking and Trust Company
Mortgagee or Transferee of Mortgagee

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that MICHAEL ATCHISON, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.


Given under my hand and official seal this August 13, 2007.

James I. Parris
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/08

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
06-0742

GRANTEE'S ADDRESS
Branch Banking & Trust FKA Southern National
FORECLOSURE DEPARTMENT
301 College Street
Greenville, South Carolina 29601


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