

SEND TAX NOTICE TO:
Branch Banking & Trust Co.
301 College Street, 6th Floor
Greenville, SC 29601

CM #: 174199

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of June, 2008, Charlene Cooper Barreca, a single woman , executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. solely as nominee for Federal Guaranty Mortgage Co. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20080620000252850, said mortgage having subsequently been transferred and assigned to Branch Banking And Trust Company, by instrument recorded in Instrument No. 20100728000240350, 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 Branch Banking and Trust Company 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 August 4, 2010, August 11, 2010, and August 18, 2010; and

WHEREAS, on August 24, 2010, 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 Branch Banking and Trust Company 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, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Branch Banking and Trust Company; and

WHEREAS, Branch Banking and Trust Company, was the highest bidder and best bidder in the amount of Two Hundred Twenty-Six Thousand Three Hundred Eighty-Eight And 69/100 Dollars (\$226,388.69) on the indebtedness secured by said mortgage, the said Branch Banking and Trust Company, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Branch Banking and Trust Company, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1303, according to the Final Plat Macallan at Ballantrae, Phase 1, as recorded in Map Book 37, Page 14, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Branch Banking and Trust Company 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.





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Shelby Cnty Judge of Probate, AL
09/01/2010 10:08:39 AM FILED/CERT

IN WITNESS WHEREOF, Branch Banking and Trust Company, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this August 24, 2010.

Branch Banking and Trust Company

By: AMN Consulting, LLC

Its: Auctioneer and Attorney-in-Fact

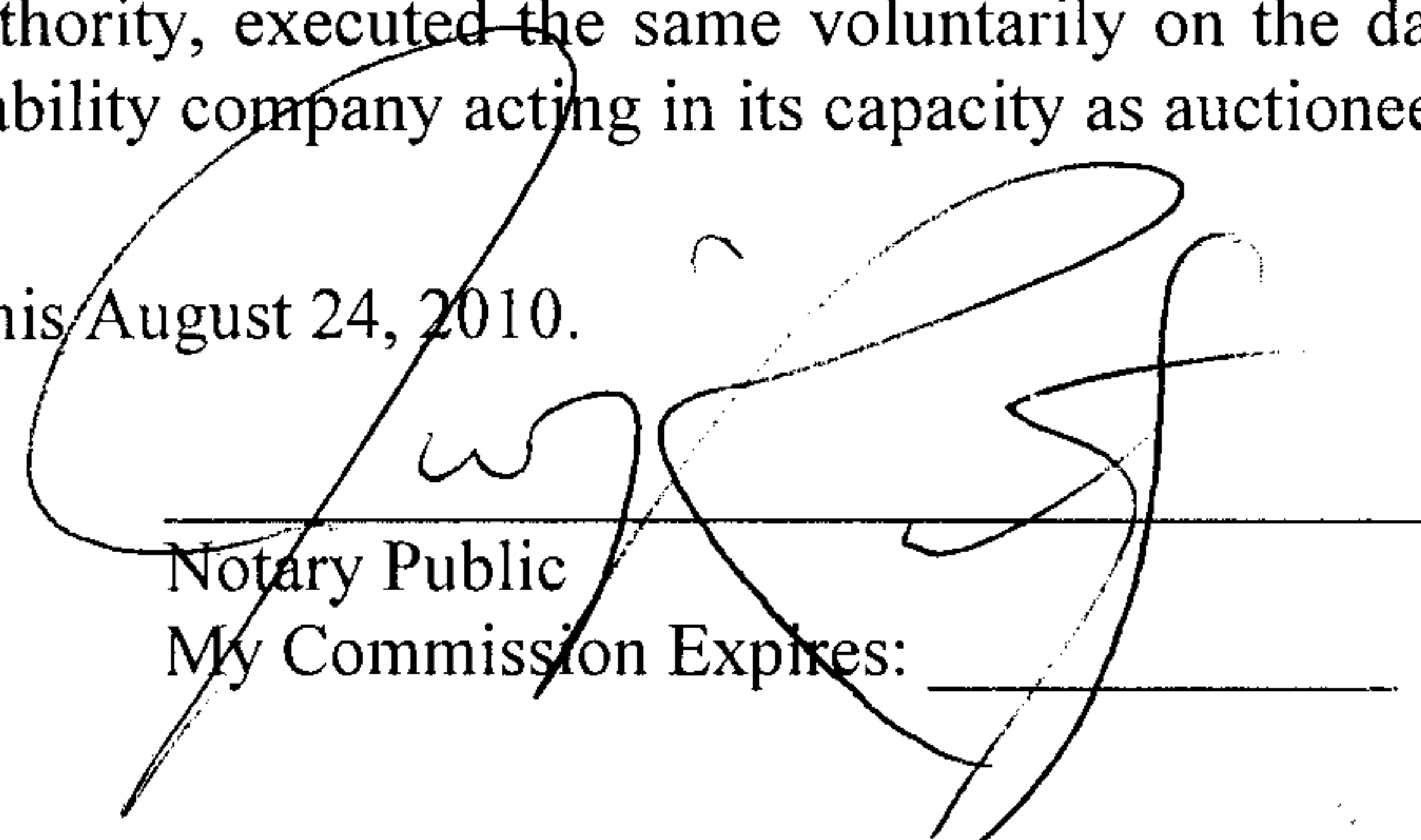
By: 
Aaron Nelson, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for Branch Banking and Trust Company, 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 member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this August 24, 2010.



Notary Public
My Commission Expires: _____

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

MY COMMISSION EXPIRES APRIL 5, 2014

