


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


20110114000014830 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/14/2011 01:27:30 PM FILED/CERT

CM #: 188845

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of May, 2007, Teresa T. Escobedo-Smith, a single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Liberty Mortgage Corporation DBA BB&T Mortgage Wholesale Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20070607000265210, said mortgage having subsequently been transferred and assigned to Branch Banking and Trust Company, by instrument recorded in Instrument No. 20101102000366000, 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 November 10, 2010, November 17, 2010, and November 24, 2010; and

WHEREAS, on January 4, 2011, 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

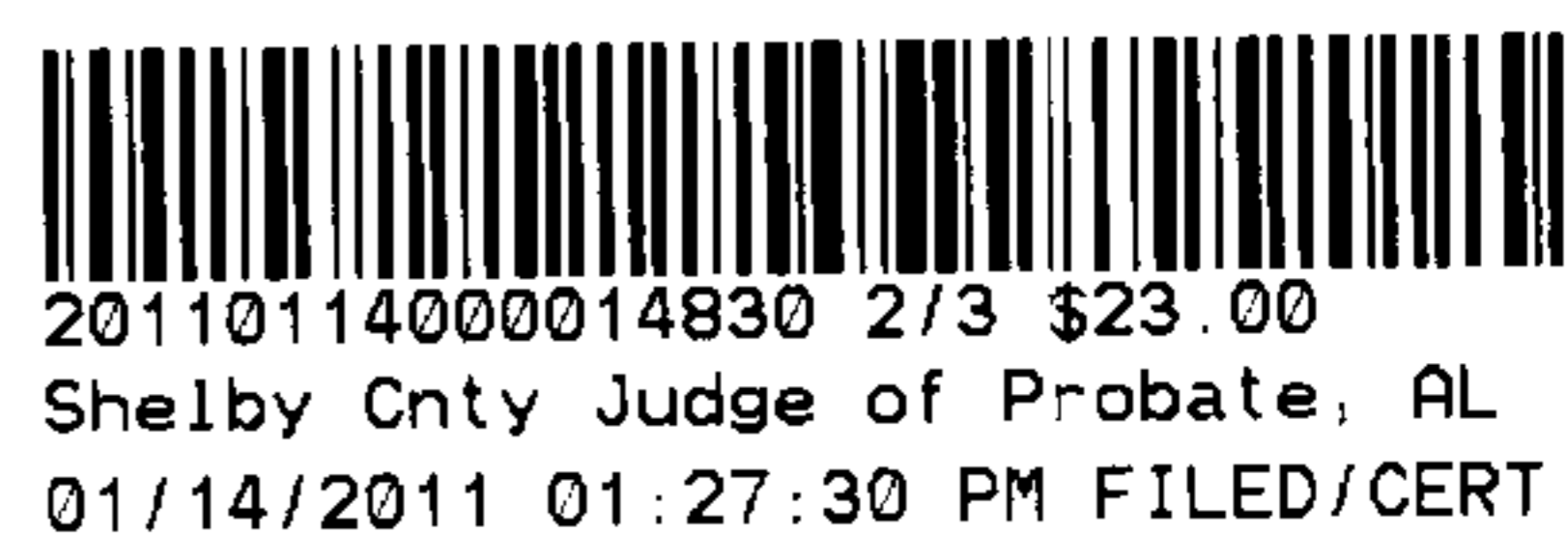
WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Branch Banking and Trust Company; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of Two Hundred Seventy-Four Thousand Nine Hundred Twenty-Three And 14/100 Dollars (\$274,923.14) 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 Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said 1/4-1/4 section and run thence North 89 degrees 00 minutes 00 seconds East (assumed) along the North line thereof for 665.47 feet to the Northeast corner of the West 1/2 of said 1/4-1/4 section, said corner marked by a #6 rebar found; thence run South 01 degree 06 minutes 37 seconds East for 210.50 feet to a #6 rebar found; thence run South 89 degrees 00 minutes 00 seconds West for 20.0 feet to an iron pin with cap found on the West line of a 20 foot easement to Lewis W. and Jeanie Mae Johnson; thence run South 01 degree 06 minutes 37 seconds East along said easement line for 85.00 feet to an iron pin set and the point of beginning of the property herein described; thence continue South 01 degree 06 minutes 37 seconds East for 488.11 feet to a railroad spike found in the driveway pavement on the Northeasterly right of way line of Shelby County Highway No. 48; thence run North 51 degrees 46 minutes 57 seconds West along said right of way line for 170.26 feet to a point; thence run North 49 degrees 04 minutes 03 seconds West along said right of way for 105.43 feet to a #5 rebar found; thence North 01 degree 06 minutes 37 seconds West for 395.00 feet to an iron pin with cap found; thence run North 89 degrees 00 minutes 00 seconds East for 110.00 feet to a #6 rebar found; thence run South 01 degree 06 minutes 37 seconds East for 85.00 feet to an iron pin set; thence run North 89 degrees 00 minutes 00 seconds East for 100.00 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association 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, 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 January 4, 2011

Branch Banking and Trust Company

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
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 January 4, 2011

Daniel D. Ashby

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 11, 2012

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



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