


MORTGAGE FORECLOSURE DEED


20110627000186080 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
06/27/2011 10:27:12 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Tommy A. Chisolm
6961553049

KNOW ALL MEN BY THESE PRESENTS: That Tommy A. Chisolm and Rebecca J. Chisolm did, on to-wit, the June 5, 2008, execute a mortgage to Mortgage Electronic Registration Systems, Inc., solely as Nominee for Liberty Mortgage Corporation d/b/a BB&T Mortgage Wholesale Corporation, which mortgage is recorded in Instrument # 20080617000246870; said mortgage was subsequently transferred and assigned to Branch Banking and Trust Company as recorded in 20110627000186070 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 May 18, 25, June 1, 2011; and

WHEREAS, on the June 15, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:04 o'clock 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 Two Hundred Thirty-Four Thousand Nine Hundred Sixty-Two Dollars and Five Cents (\$234,962.05), 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 Two Hundred Thirty-Four Thousand Nine Hundred Sixty-Two Dollars and Five Cents (\$234,962.05), cash, the said Tommy A. Chisolm and Rebecca J. Chisolm, acting by and through the said Branch Banking and Trust Company, by Jimmie Raye Newman, 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 Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, 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:

Lot 7, according to the survey of Brynleigh Estates, as recorded in Map Book 19, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

IN WITNESS WHEREOF, the said Branch Banking and Trust Company, has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the 15th day of June, 2011.

Tommy A. Chisolm and Rebecca J. Chisolm
Mortgagors

Branch Banking and Trust Company
Mortgagee or Transferee of Mortgagee

By Jimmie Raye Newman
Jimmie Raye Newman, 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

By Jimmie Raye Newman
Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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Jimmie Raye Newman, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jimmie Raye Newman, 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 15th day of June, 2011.

Dorothy M. Veitch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-28-14

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
11-001548

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



Dorothy M. Veitch
Notary Public
State of Alabama
Alabama State at Large

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