


MORTGAGE FORECLOSURE DEED


20110829000254120 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/29/2011 11:35:33 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

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Krissy McCoy

KNOW ALL MEN BY THESE PRESENTS: That Krissy McCoy, a Single Woman did, on to-wit, the October 6, 2008, execute a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Gulfstates Mortgage Corporation, which mortgage is recorded in Instrument # 20081008000398390; said mortgage was subsequently transferred and assigned to Branch Banking and Trust Company as recorded in Instrument # 20110803000226940 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 June 29, July 6, 13, August 3, 2011; and

WHEREAS, on the August 29, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:31 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 Two Hundred Nineteen Thousand One Hundred Eighty-Four Dollars and Ninety-Six Cents (\$219,184.96), 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 Nineteen Thousand One Hundred Eighty-Four Dollars and Ninety-Six Cents (\$219,184.96), cash, the said Krissy McCoy, a Single Woman, acting by and through the said Branch Banking and Trust Company, by JENNIFER WEAVER, 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 JENNIFER WEAVER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JENNIFER WEAVER, 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:

Land situated in the county of Shelby, State of Alabama and described as follows

Lot 45AA, according to a resurvey of Valley Forge, Lots 44 and 45, as recorded in Map Book 21, Page 7, in the Probate Office 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 JENNIFER WEAVER, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JENNIFER WEAVER, has executed this instrument in his capacity as such auctioneer on this the August 29, 2011.

Krissy McCoy, a Single Woman
Mortgagors

Branch Banking and Trust Company
Mortgagee or Transferee of Mortgagee

By Jennifer M. Weaver
JENNIFER WEAVER, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Branch Banking and Trust Company
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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 JENNIFER WEAVER, 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 29, 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
11-001651

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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