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Shelby Cnty Judge of Probate, AL
11/02/2011 02:08:20 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Christopher S. Poore

KNOW ALL MEN BY THESE PRESENTS: That Christopher S. Poore and Julie M. Poore, Husband and Wife did, on to-wit, the June 27, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc., solely as Nominee for Superior Bank, which mortgage is recorded in Instrument#2006063000316830 on June 30, 2006, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Branch Banking and Trust Company as reflected by instrument recorded in Instrument#20111003000292250 of the same Office; 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 October 12, 19, and 26, 2011; and

WHEREAS, on the November 2, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:05 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 Fifty Thousand One Hundred Five Dollars and Seventy-Seven Cents (\$150,105.77), 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 Fifty Thousand One Hundred Five Dollars and Seventy-Seven Cents (\$150,105.77), cash, the said Christopher S. Poore and Julie M. Poore, Husband and Wife, 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 14, according to the survey of Ivy Brook, Phase One, as recorded in Map Book 18, Page 21, 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 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 November 2, 2011.

Christopher S. Poore and Julie M. Poore, Husband and Wife
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

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 November 2, 2011.

Dorothy M. Veitch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-28-14

Instrument prepared by:
NINA MOULAS
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
11-001876

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