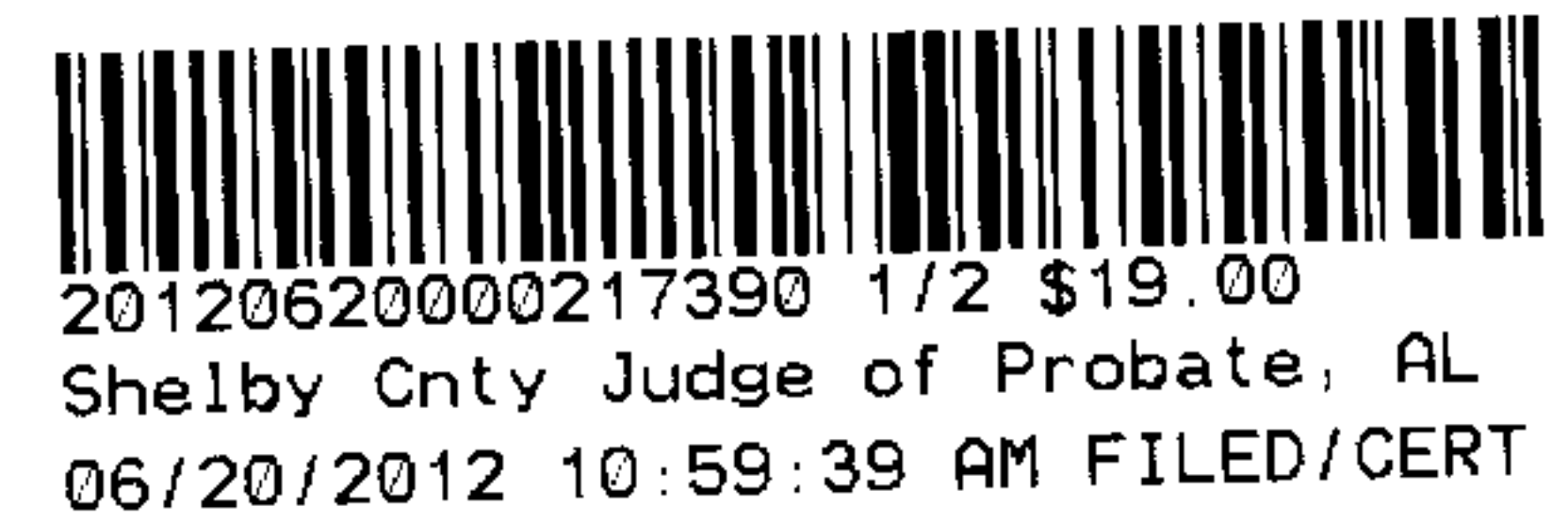


PREPARED BY:
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Atlanta, GA 30329
(770) 234-9181

FILE NO.: 221.J1200845AL/L

STATE OF ALABAMA
COUNTY OF SHELBY



MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on February 22, 2007, **Karlton Keith Fancher, a married man and Tammy S. Francher, married woman, husband and wife, Party of the First Part**, executed a certain mortgage to **Pinnacle Bank, party of the second part** which said mortgage is recorded in Instrument No. 20070223000085170, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred to SunTrust Mortgage, Inc.; Instrument No. 20120406000119120 ;and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and SunTrust Mortgage, Inc. did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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 in Shelby County, Alabama, in its issues of 4/4, 4/11 & 4/18/12; and

WHEREAS, on May 3, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of SunTrust Mortgage, Inc. in the amount of **ONE HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED TWENTY-THREE AND 81/100 DOLLARS (\$ 192,523.81)**;; and said property was thereupon sold to SunTrust Mortgage, Inc.; and

WHEREAS, Melvin Cowan conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and **ONE HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED TWENTY-THREE AND 81/100 DOLLARS (\$ 192,523.81)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto SunTrust Mortgage, Inc., and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Commencing at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 89 degrees 58 minutes 20 seconds West a distance of 300.24 feet to the Point of Beginning; thence continue South 89 degrees 58 minutes, 20 seconds West a distance of 651.40 feet; thence North 00 degrees 57 minutes 58 seconds West for 137.57 feet to the Southeasterly right of way line of Shelby County Road No. 51 and the of curvature of a non-tangent curve, concave to the Northwest, having a radius of 1004.68 feet, a central angle of 10 degrees 40 minutes 35 seconds, and a chord of 186.94 feet bearing North 43 degrees 51 minutes 33 seconds east; thence

Northeast along said curve a distance of 187.21 feet; thence North 38 degrees 06 minutes 22 seconds East along said road right of way line for a distance of 412.32 feet; thence South 24 degrees 20 minutes 12 seconds East a distance of 654.56 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument # 20070223000085170

TO HAVE AND TO HOLD the above described property unto SunTrust Mortgage, Inc., its successors and assigns forever; subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Karlton Keith Fancher, a married man and Tammy S. Francher, married woman, husband and wife and SunTrust Mortgage, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 3rd day of May, 2012.

BY:

AS: Auctioneer and Attorney-in-fact


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin Cowan, whose name as attorney-in-fact and auctioneer for Karlton Keith Fancher, a married man and Tammy S. Francher, married woman, husband and wife and SunTrust Mortgage, Inc., 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 said conveyance, he/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2012.


NOTARY PUBLIC
My Commission Expires: 7/09/15

Grantee Name / Send tax notice to:
ATTN:
SunTrust Mortgage, Inc.
P O Box 27767
Richmond, VA 23261


20120620000217390 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/20/2012 10:59:39 AM FILED/CERT