

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Robert Alan Bates

Please note for indexing purposes that the GRANTOR is "Robert Alan Bates and Kimberly Adkins Bates, husband and wife" and the GRANTEE is "Secretary of Veterans Affairs, as assignee of highest and best bidder".

KNOW ALL MEN BY THESE PRESENTS: That Robert Alan Bates and Kimberly Adkins Bates, husband and wife did, on to-wit, the July 21, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Liberty Mortgage Corporation dba BB&T Mortgage Wholesale Corporation, which mortgage is recorded in Instrument# at 20100804000249680 on August 4, 2010, 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 as reflected by instrument recorded in Instrument#, 20120927000368350 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Branch Banking and Trust 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 3, 10 and 17, 2012; and

WHEREAS, on the November 7, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:04 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 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, in the amount of One Hundred Twenty-Seven Thousand Seven Hundred Eighty-Eight Dollars and Fifty Cents (\$127,788.50), which sum the said Branch Banking and Trust offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Branch Banking and Trust.

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; and

WHEREAS, Branch Banking and Trust desires to and does hereby assign to Secretary of Veterans Affairs all right, title, and interest it is entitled to receive by virtue of the said foreclosure sale;

NOW, THEREFORE, in consideration of the premises and of One Hundred Twenty-Seven Thousand Seven Hundred Eighty-Eight Dollars and Fifty Cents (\$127,788.50), cash, the said Robert Alan Bates and Kimberly Adkins Bates, husband and wife, acting by and through the said Branch Banking and Trust, by Matthew Phelan, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Branch Banking and Trust, by Matthew Phelan, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matthew Phelan, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Secretary of Veterans Affairs, as assignee of highest and best bidder Branch Banking and Trust, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 78-A, according to a resurvey of Lots 76 and 78, Forest Hills, 2nd Sector, recorded in Map Book 21, Page 116, in the Probate Office of Shelby County, Alabama situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property, 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.



20121107000427850 2/5 \$30.00
Shelby Cnty Judge of Probate, AL
11/07/2012 12:07:06 PM FILED/CERT

IN WITNESS WHEREOF, the said Branch Banking and Trust, has caused this instrument to be executed by Matthew Phelan, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matthew Phelan, has executed this instrument in his capacity as such auctioneer on this the November 7, 2012.

Robert Alan Bates and Kimberly Adkins Bates, husband and wife
Mortgagors

Branch Banking and Trust
Mortgagee or Transferee of Mortgagee

By 

Matthew Phelan, 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 Matthew Phelan, 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 7, 2012.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES DECEMBER 18, 2013

Instrument prepared by:
JEFFREY A. BUNDA
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
12-002491

GRANTEE'S ADDRESS
Department of Veterans Affairs c/o
VRM, ATTN: VA REO - VA Title Dept., 4100
International Pkwy, Suite
1000, Carrollton, Texas 75007


20121107000427850 3/5 \$30.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert Alan Bates and Kimberly
Adkins Bates, husband and wife
Mailing Address 2041 Vestavia Park Ct
Vestavia, AL 35216

Grantee's Name Secretary of Veterans Affairs
Mailing Address FORECLOSURE
DEPARTMENT
301 College Street
Greenville, South Carolina
29601

Property Address 416 Forest Hills Pl
Alabaster, AL 35007

Date of Sale November 7,
2012

Total Purchase Price \$ 127,788.50

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Notice of Sale

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.



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If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 40-22-1 (h).

Date 11/7/12

Print Matt Phelan

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



20121107000427850 5/5 \$30.00
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