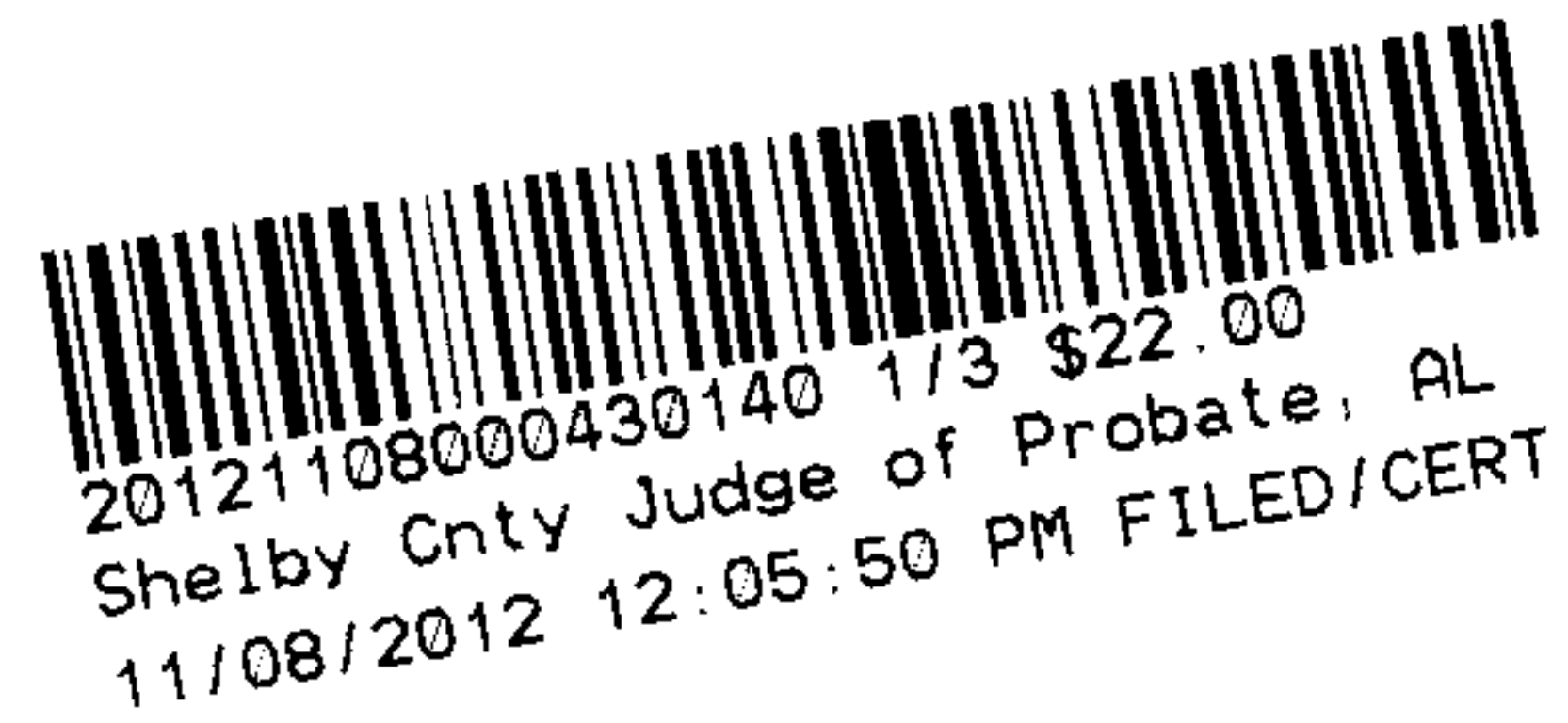


THIS INSTRUMENT PREPARED BY AND RETURN TO:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
(770) 234-9181

STATE OF ALABAMA
COUNTY OF SHELBY



MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on June 12, 2007, **James S. Gunter, Jr. and Barbara A. Gunter, Party of the First Part**, executed a certain mortgage to **Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Henger Rast Mortgage, Corp., its successors and assigns, party of the second part** which said mortgage is recorded in Instrument No. 20070625000297420, 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., in Instrument No. ; 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 10/10/2012, 10/17/2012, 10/24/2012; and

WHEREAS, on November 1, 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 DOLLARS AND NO CENTS (\$100.00)**; 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 DOLLARS AND NO CENTS (\$100.00), 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:

LOT 43, ACCORDING TO THE FINAL PLAT WILD TIMBER PHASE 3, AS RECORDED
IN MAP BOOK 34, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SOURCE OF TITLE: Book 2006, Page 53010

TO HAVE AND TO HOLD the above described property unto SunTrust Mortgage, Inc.,
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, James S. Gunter, Jr. and Barbara A. Gunter and SunTrust
Mortgage, Inc. have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on
the 1st day of November, 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, 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 1st day of November, 2012.

Melody Davis

NOTARY PUBLIC

My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:
ATTN:
SunTrust Mortgage Inc.
1001 Semmes Ave
Richmond VA 23224

20121108000430140 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/08/2012 12:05:50 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James S. Gunter, Jr.
Mailing Address _____
3512 Bay Front Rd
Mobile, AL 36605

Grantee's Name SunTrust Mortgage Inc.
Mailing Address _____
1001 Semmes Ave
Richmond VA 23224

Property Address _____
193 Wild Timber Pkwy
Palham, AL 35124

Date of Sale 11/01/2012
Total Purchase Price \$ 100.00

or
Actual Value \$ _____

or

Assessor's Market Value \$ _____



20121108000430140 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/08/2012 12:05:50 PM FILED/CERT

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 Foreclosure

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 or the assessor's current market value.

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 11/5/12

Print Karen Bennett

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1