

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)Joseph A Haynie and wife, Elizabeth M. Haynie
)

KNOW ALL MEN BY THESE PRESENTS: That Joseph A Haynie and wife, Elizabeth M. Haynie did, on to-wit, the March 31, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc solely as nominee for Castle Mortgage Corporation, which mortgage is recorded in Instrument # at 20060405000157240 on April 5, 2006, and modified in Assignment 20130108000011060 1/8/2013, 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#, 20130108000011060 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 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 September 25, 2013 and October 2 and 9, 2013; and

WHEREAS, on the October 17, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:15 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 \$142,490.48, 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.

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

NOW, THEREFORE, in consideration of the premises and of \$142,490.48, cash, the said Joseph A Haynie and wife, Elizabeth M. Haynie, acting by and through the said Branch Banking and Trust Company, by Stacey R. Lovett, 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 Stacey R. Lovett, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Stacey R. Lovett, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey subject to the terms and conditions set forth in the notice of sale duly published under Alabama law and expressly disclaiming any implied warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Branch Banking and Trust Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14 and 15, according to a Resurvey of Lots 8 through 20 of the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 21, Page 53, in the Probate Office of 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.


20131017000413580 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the said Branch Banking and Trust Company, has caused this instrument to be executed by Stacey R. Lovett, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Stacey R. Lovett, has executed this instrument in his capacity as such auctioneer on this the October 17, 2013.

Joseph A Haynie and wife, Elizabeth M. Haynie
Mortgagors

Branch Banking and Trust Company
Mortgagee or Transferee of Mortgagee

By Stacey R. Lovett
Stacey R. Lovett, 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 Stacey R. Lovett, 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 October 17, 2013.

Patricia Ann Chandler
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/31/2014

Instrument prepared by:
MATTHEW ZACHARY PHELAN
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
12-002663

GRANTEE'S ADDRESS
Branch Banking & Trust Company
FORECLOSURE DEPARTMENT
301 College Street
Greenville, South Carolina 29601


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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 Joseph A Haynie and wife,
Elizabeth M. Haynie

Mailing Address

Grantee's Name Branch Banking and Trust
Company

Mailing Address FORECLOSURE
DEPARTMENT

301 College Street

Greenville, South Carolina 29601

Property 105 Shoal Creek Cir
Address Montevallo, AL 35115

Date of Sale October 17, 2013

Total Purchase Price \$ 142,490.48

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

☐ Appraisal

☐ Sales Contract

☒ Other Notice of Sale

☐ Closing Statement

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.

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



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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 10/17/13

Unattested


(verified by)

Print Stacey Lovett

Sign Stacey Lovett

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1


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