

PREPARED BY:
Burch Tipton, ESQ
McCalla Raymer, LLC
1544 Old Alabama Road
Roswell, Georgia 30076


20140320000077250 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
03/20/2014 11:27:57 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, August 3, 2004, **Billy R Gossett, Mortgagor, a married person** did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as nominee for Aliant Mortgage Corporation** which said mortgage is recorded in Inst #20040817000461960, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc. as nominee for Aliant Mortgage Corporation., transferred and assigned said mortgage and the debt thereby secured to **SunTrust Mortgage, Inc.,** as transferee, said transfer is recorded in Instrument No.20130109000013000 , aforesaid records, and SunTrust Mortgage, Inc., as transferee is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said SunTrust Mortgage, Inc. as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 11/20/2013,11/27/2013,12/4/2013; and

WHEREAS, on January 23, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:49 o'clock pm, between the legal hours of sale, said foreclosure was duly and properly conducted and **SunTrust Mortgage, Inc.** did offer for sale and sell a public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Cullman, 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 **SunTrust Mortgage, Inc.** in the amount of **NINETY-FIVE THOUSAND FOUR HUNDRED FORTY DOLLARS AND SEVENTY-FIVE CENTS (\$95,440.75)** which sum the said **SunTrust Mortgage, Inc.** offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said ; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of **NINETY-FIVE THOUSAND FOUR HUNDRED FORTY DOLLARS AND SEVENTY-FIVE CENTS (\$95,440.75)**, cash, on the indebtedness secured by said mortgage, the said Billy R Gossett, acting by and through the said as transferee, by Reed Hudson as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto **SunTrust Mortgage, Inc.** , and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 71, according to the Survey of Hayesbury, Phase 1, according to the Plat thereof recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

File No.: 99113

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 any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Billy R Gossett, Mortgagor(s) by the said SunTrust Mortgage, Inc. have caused this instrument to be executed by Reed Hudson as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Reed Hudson has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 23rd day of January, 2014.

Billy R Gossett, Mortgagor(s)

SunTrust Mortgage, Inc., Mortgagee or Transferee of Mortgagee

By: Reed Hudson

Reed Hudson as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reed Hudson whose name as Auctioneer and the person conducting said sale for 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 the same date.

Given under my hand and official seal this 23rd day of January, 2014.

Melody Bales

NOTARY PUBLIC

My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:
ATTN:
SUNTRUST MORTGAGE, INC.
1001 Semmes Avenue

Richmond, VA 23224



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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 Billy Gossett Grantee's Name Suntrust Mortgage Inc.
 Mailing Address _____ Mailing Address 1001 Semmes Ave.
 _____ Richmond VA
 _____ 23224
 Property Address 107 Hayesburg Ct. Date of Sale 1-23-14
Pelham, AL Total Purchase Price \$ 95,440.75
35124 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 FC Sale
☐ Sales Contract ☒ Other
☐ 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 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 1-23-14 Print Jody E. Hovies
 _____ Unattested _____ Sign Jody E. Hovies
 (verified by) (Grantor/Grantee/Owner/Agent) circle one
 Form RT-1



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