


**MORTGAGE FORECLOSURE DEED**

  
20141223000403750 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
12/23/2014 03:29:00 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

) Thomas Duane Chandler, an unmarried man  
)

KNOW ALL MEN BY THESE PRESENTS: That Thomas Duane Chandler, an unmarried man did, on to-wit, the October 12, 2011, execute a mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Synovus Mortgage Corp, which mortgage is recorded in Instrument # at 20111018000309900 on October 18, 2011, 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 #, 20130405000140840 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 9/3, 9/10, 9/17/14; and

WHEREAS, on the December 23, 2014, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:15 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 \$160,195.67, 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 \$160,195.67, cash, the said Thomas Duane Chandler, an unmarried man, acting by and through the said Branch Banking and Trust Company, by Matthew Penhale, 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 Matthew Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matthew Penhale, 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 332, according to the survey of Silver Creek, Sector III, Phase I, as recorded in Map Book 33, Page 151 in the Probate Office of Shelby County, Alabama

Subject to any and all outstanding and accrued ad valorem taxes, association dues, rights of way, easements and restrictions of record in the Probate Office of Shelby County, Alabama and existing special assessments, if any, which might adversely affect the title to the above described property. The property is further conveyed subject to the redemption rights of those parties entitled to redeem under the laws of the State of Alabama or the United States.

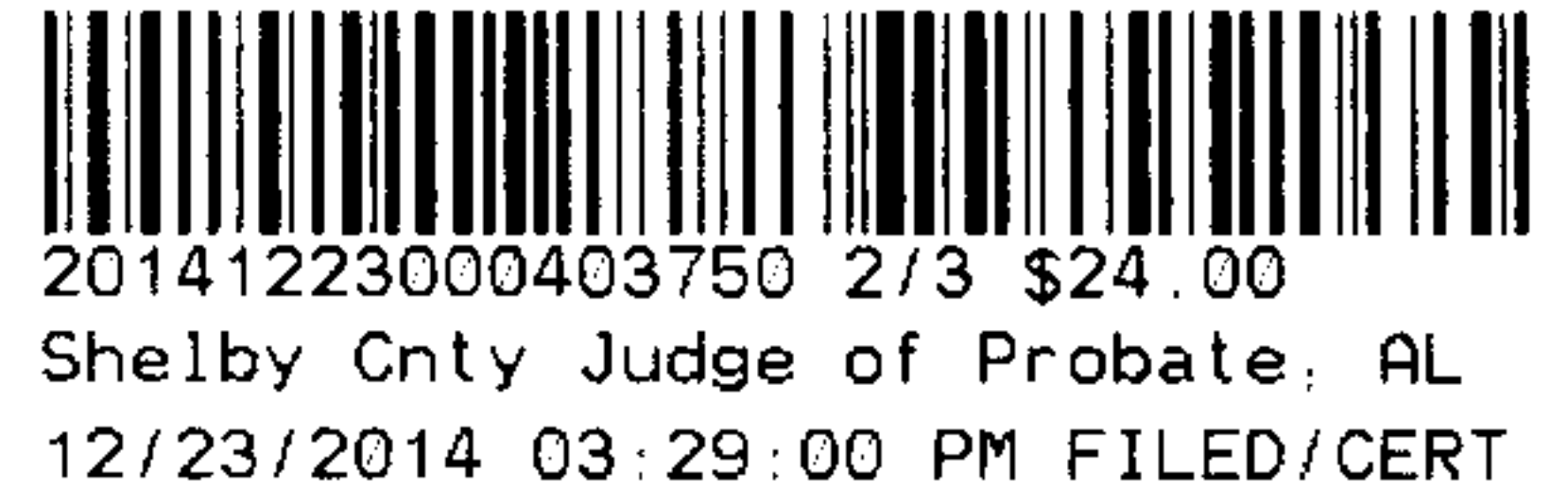


TO HAVE AND TO HOLD THE above described property, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said Branch Banking and Trust Company, has caused this instrument to be executed by Matthew Penhale, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matthew Penhale, has executed this instrument in his capacity as such auctioneer on this the December 23, 2014.

Thomas Duane Chandler, an unmarried man  
Mortgagors

Branch Banking and Trust Company  
Mortgagee or Transferee of Mortgagee



By Matthew Penhale  
Matthew Penhale, 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 Penhale, 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 12-23-14.

Hebernik L. Hartman Exp. 3-28-16  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:  
JACKSON E. DUNCAN, III  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
13-002812

GRANTEE'S ADDRESS  
Secretary of Housing and Urban Development  
Michaelson, Conner, and Boul, Inc.  
4400 Will Rogers Parkway, Suite 300  
Oklahoma City, OK 73108



20141223000403750 3/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
12/23/2014 03:29:00 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 Thomas Duane Chandler, an  
unmarried man

Mailing Address

Grantee's Name Branch Banking and Trust  
Company

Mailing Address 301 College Street  
Greenville, South Carolina 29601

Property 844 Barkley Dr  
Address Alabaster, AL 35007

Date of Sale December 23, 2014

Total Purchase Price \$ 160,195.67

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 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 12-23-14

Print Matthew Penhale

Unattested

Sign Matthew Penhale

(verified by)

(Grantor/Grantee/Owner/Agent) circle one