

This instrument was prepared by:

Rubin Lublin AL, LLC  
100 Concourse Parkway, Suite 125  
Birmingham, AL, 35244

Send Tax Notices To:

Christopher Hunter Wiley  
138 Canter Way  
Alabaster, AL 35007

Return to:

Rubin Lublin, LLC  
Attn: Closing Department  
3740 Davinci Court, Suite 150  
Peachtree Corners, GA 30092

20150203000036430

02/03/2015 02:18:45 PM

DEEDS 1/5

THE STATE OF NC  
Davidson COUNTY

### STATUTORY WARRANTY DEED

Know All Men by These Presents: That for and in consideration of 142,000.00 Dollars, to the undersigned grantor(s), **Branch Banking and Trust Company** in hand paid by **Christopher Hunter Wiley, an unmarried person**, the receipt of which is hereby acknowledged, we the said grantor(s), do hereby grant, bargain, sell and convey unto the said **Christopher Hunter Wiley, an unmarried person**, the following described real estate, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference. situated in Shelby County, Alabama.

To Have and to Hold unto **Christopher Hunter Wiley, an unmarried person** and his heirs and assigns forever.

Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 10/17/2013 recorded in Instrument No. 201301700413580. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

[Remainder of Page Intentionally Left Blank]

In Witness Whereof, we have hereunto set our hands and seals, this 25 day of November  
2014

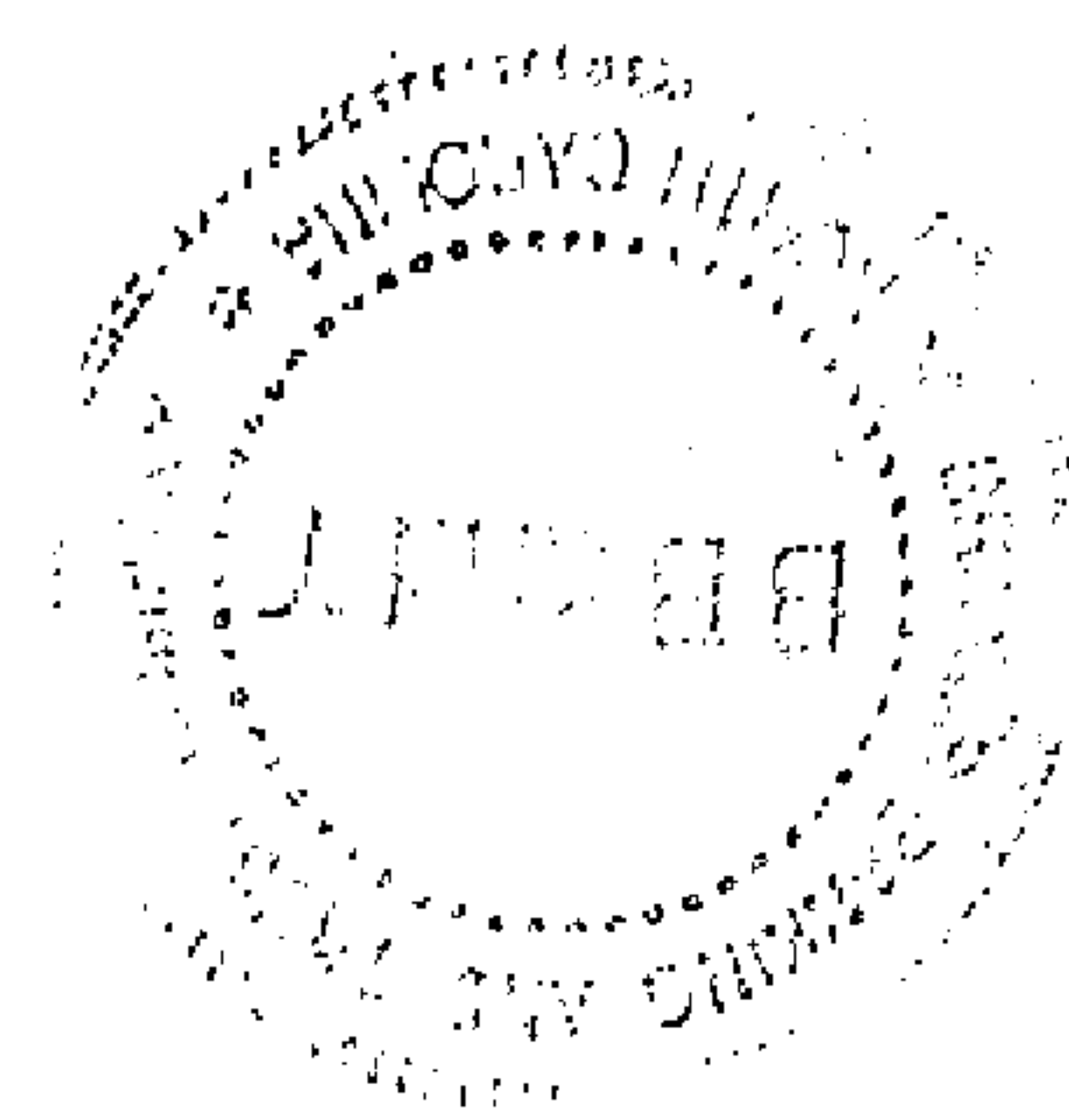
20150203000036430 02/03/2015 02:18:45 PM DEEDS 2/5

Branch Banking and Trust Company

By: Eugenia R. Wade  
Printed Name:  
Title: Senior Vice President

STATE OF North Carolina

COUNTY OF Davidson



I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that  
Eugenia R. Wade whose name as Senior V.P. of Branch Banking and Trust Co. has  
signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed  
of the contents of the conveyance, he/she, as such officer and with full authority executed the same voluntarily for  
and as the act of said SR. V.P.

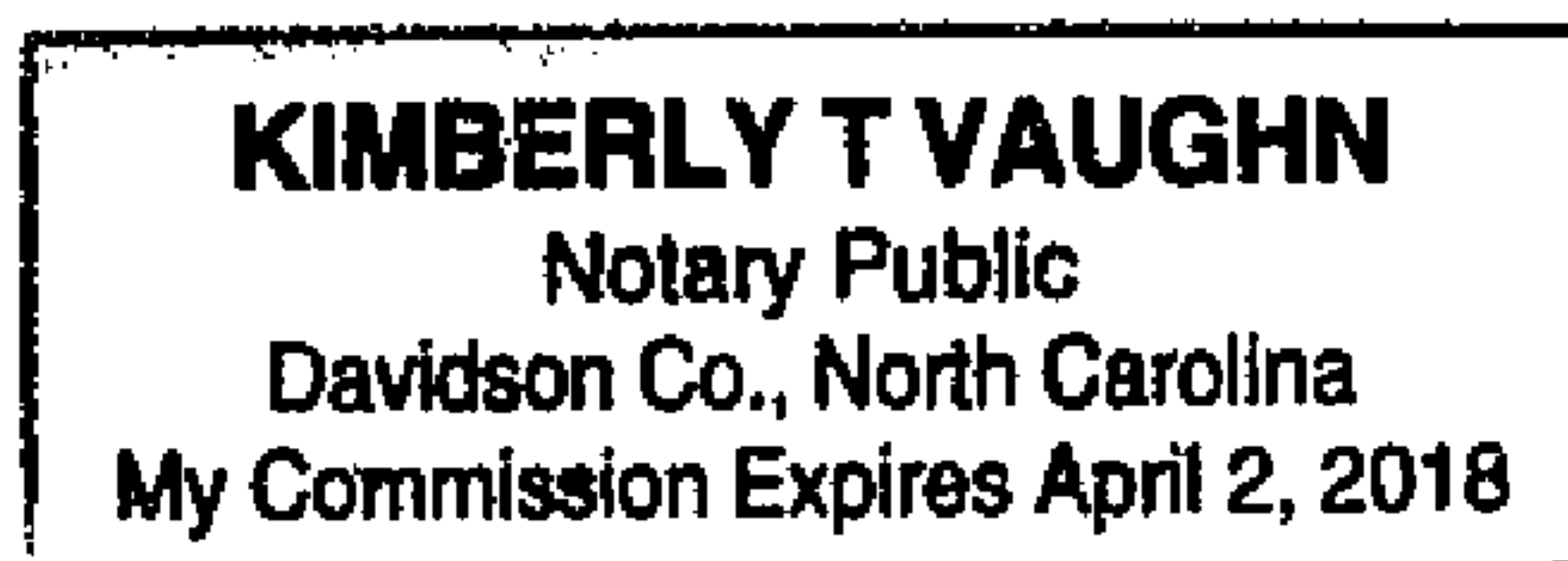
Given Under My Hand and Official Seal this 25 Day of November, 2014.

Kimberly T. Vaughn  
Notary Public

My Commission Expires:

April 2, 2018

(Notary Seal)



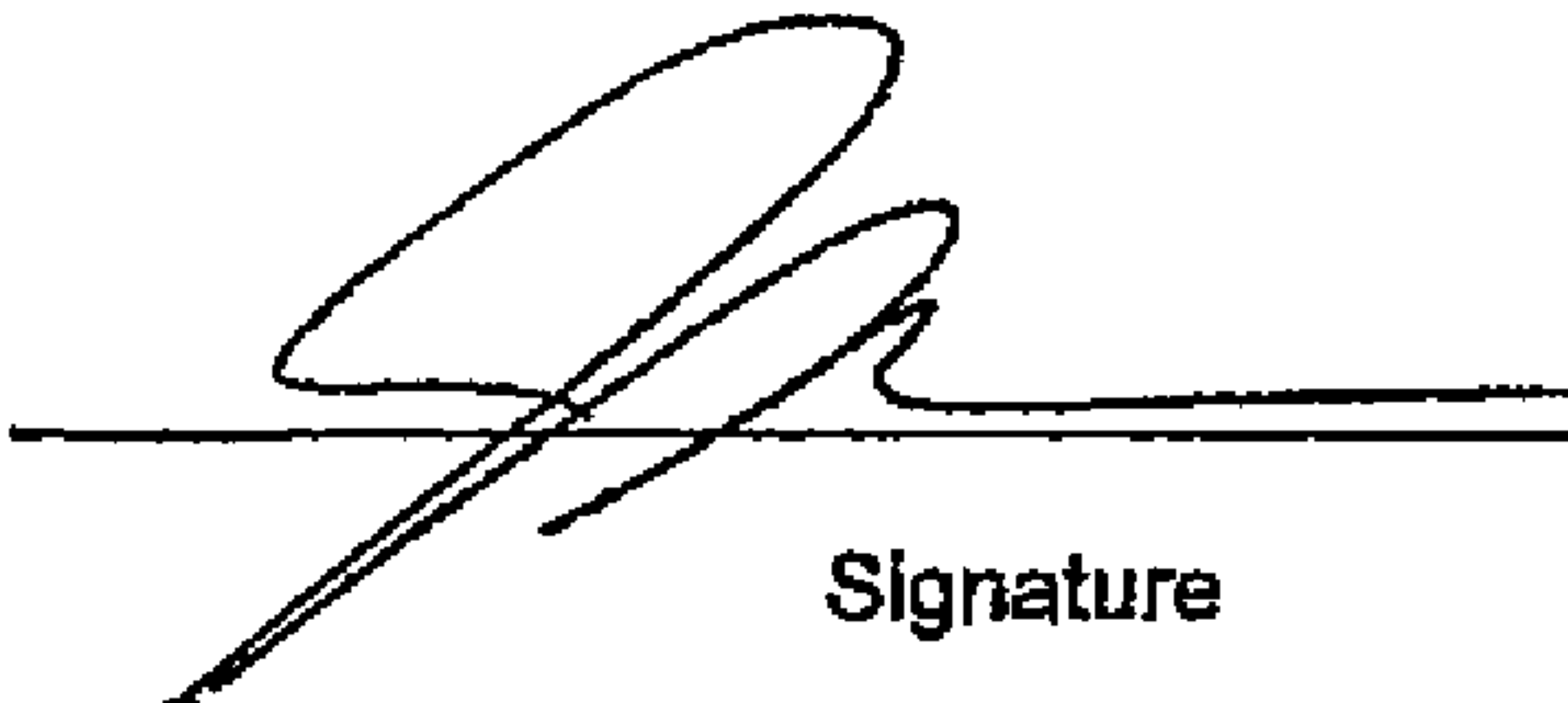
**EXHIBIT "A"**

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.

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Certificate of Authenticity

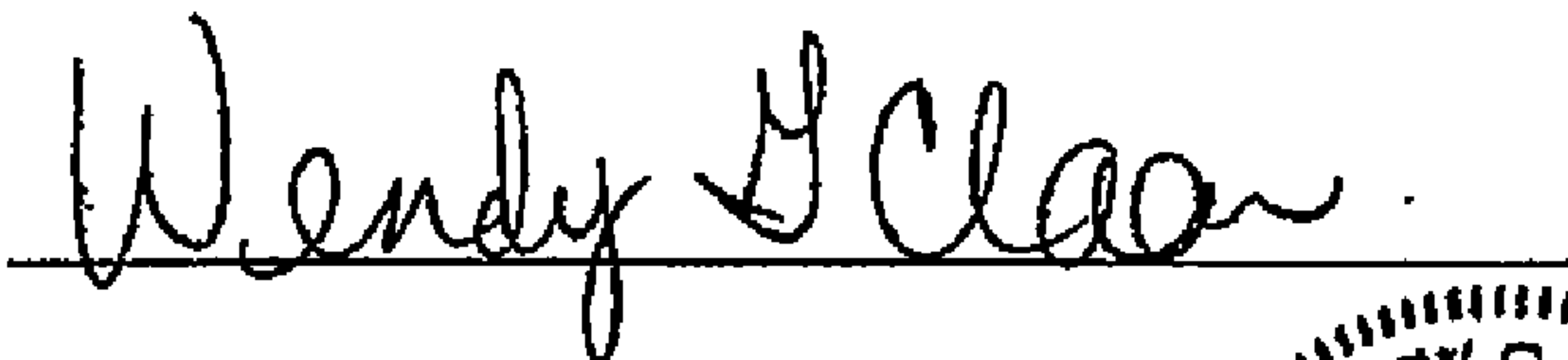
I, Jason F. Thurber, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

  
Signature

State of GA

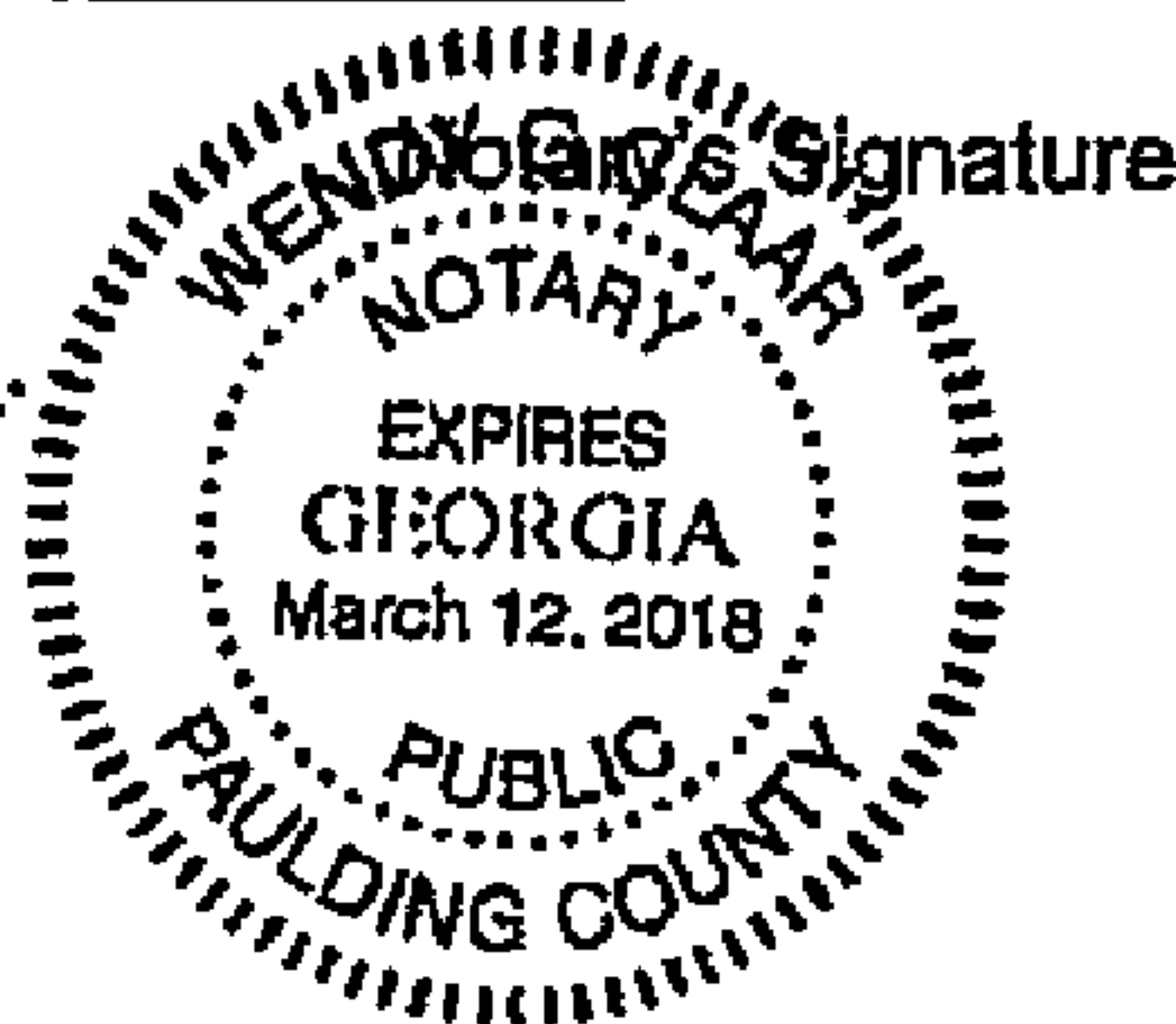
County of Gwinnett

Personally appeared before me, Wendy G. Clear, a notary public for this county and state, Jason F. Thurber who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My Commission Expires: 3-12-18

Notary's Seal (If on paper)



Real Estate Sales Validation Form

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

Grantor's Name: Branch Banking and Trust Company  
Mailing Address: 301 College Street, 6th Floor, test  
Greenville, SC 29601  
Property Address: 105 Shoal Creek Circle, test  
Montevallo, AL 35115  
Grantee's Name: Christopher Hunter Wiley, an unmarried person  
Mailing Address: 138 Canter Way  
Alabaster, AL 35007  
Date of Sale: 01/05/2015  
Total Purchase Price: 142,000.00

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 \_\_\_\_\_

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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. 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: 1/5/2015

☒ Unattested

\_\_\_\_\_  
(verified by)

Print: Jesyka Franklin

Sign: Jesyka Franklin  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/03/2015 02:18:45 PM  
\$29.00 CHERRY  
20150203000036430

*Jesyka Franklin*