

20150213000047840
02/13/2015 02:05:07 PM
FCDEEDS 1/4

This Instrument Prepared By:
MARK P. WILLIAMS, ESQ.
NORMAN, WOOD, KENDRICK & TURNER
Ridge Park Place – Suite 3000
1130 22nd Street South
Birmingham, AL 35205
(205) 328-6643

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, Chris W. Saxon and James P. Carroll, did, on to wit, the 2nd day of November, 2012, execute a mortgage ("Mortgage") in favor of Branch Banking & Trust Company which was recorded on November 20, 2012, in Instrument Number 20121120000446190 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage and Branch Banking & 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 and Modification of 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 December 10, 17, and 24, 2014; and

WHEREAS, on January 7, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Branch Banking & Trust Company did offer for sale and did sell at public outcry in front of the main entrance 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 Spartan Value Investors, LLC in the amount of Thirty Thousand Seven Hundred Sixty-one Dollars and NO/100 Dollars (\$30,761.00), which sum the said Branch Banking & Trust Company offered to credit on the indebtedness secured by said Mortgage, and said property was thereupon sold to the said Spartan Value Investors, LLC; and

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 said sale a deed to the property purchased.

NOW, WHEREFORE, in consideration of the premises and a credit of Thirty Thousand Seven Hundred Sixty-one Dollars and NO/100 Dollars (\$30,761.00), on the indebtedness secured by said Mortgage, the said Branch Banking & Trust Company acting by and through Mark P. Williams, as Auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Spartan Value Investors, LLC, the following described real estate situated in Shelby County, Alabama, to wit:


LOT 38-A ACCORDING TO THE SURVEY OF BROOKFOREST ADDITION TO WYNDHAM AS RECORDED IN MAP BOOK 27, PAGE 25 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

together with all rights, privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described.

TO HAVE AND TO HOLD the above-described property unto Spartan Value Investors, LLC forever; subject, however, to any and all prior liens and encumbrances, the right of way easements and restrictions of record in the Office of the Judge of Probate of Shelby County, Alabama, existing assessments, 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 & Trust Company has caused this instrument to be executed by Mark P. Williams as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Mark P. Williams has executed this instrument in his capacity as such Auctioneer on this the 7th day of January, 2015.

BRANCH BANKING & TRUST COMPANY
Mortgagee or Transferee

By: 
MARK P. WILLIAMS, As Auctioneer
and the person conducting said
sale for the Mortgagee or
Transferee of Mortgage

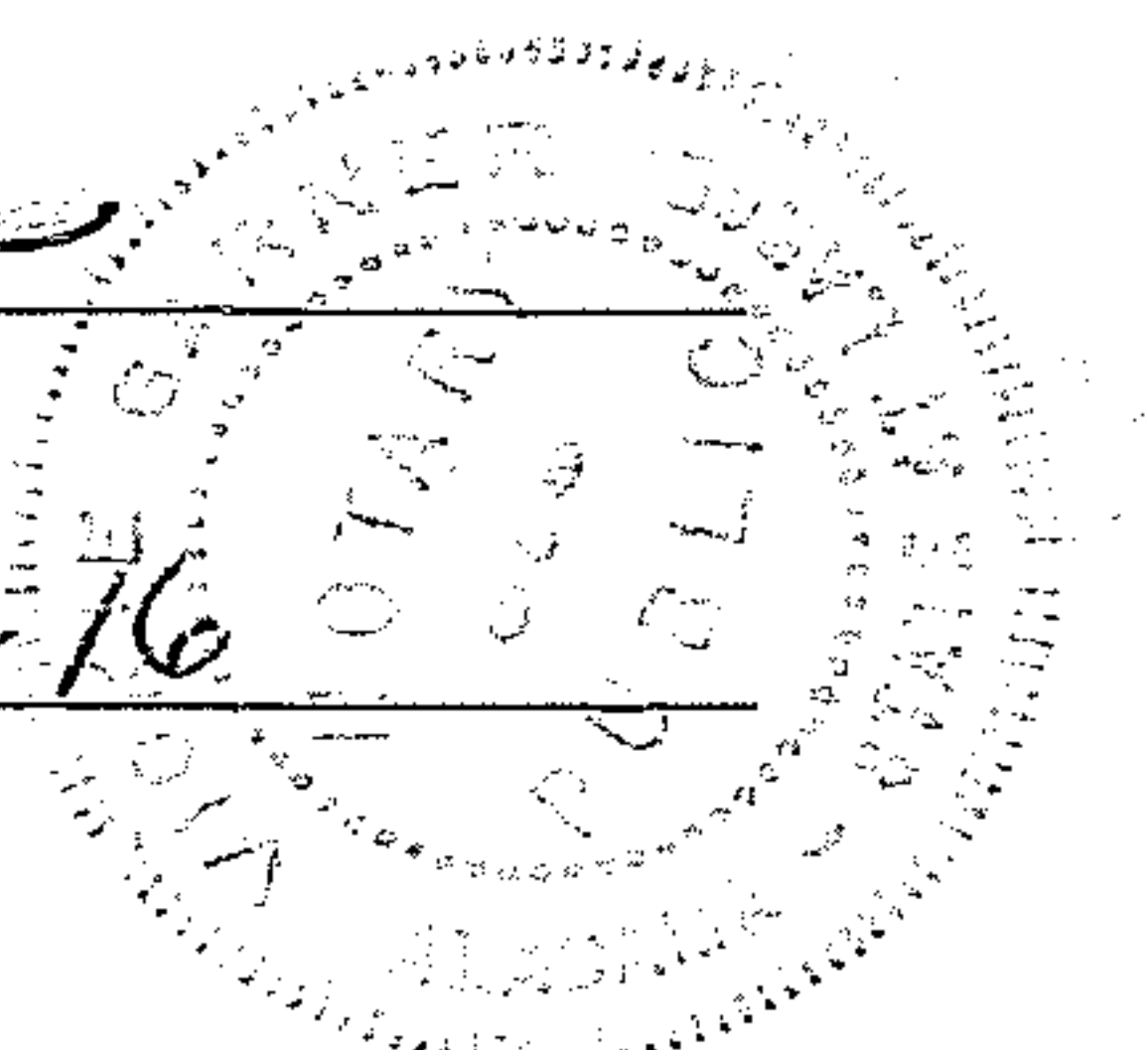
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I Vickie Garner, a Notary Public in and for said State and County, hereby certify that Mark P. Williams, 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, acknowledges 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 the 7th day of January, 2015.

Vickie Garner
NOTARY PUBLIC

My Commission expires: 2-8-16



GRANTEE'S ADDRESS:

Spartan Value Investors, LLC
1110 23rd Street South
Birmingham, AL 35205

Real Estate Sales Validation Form

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

Grantor's Name CHRIS W. SAMPSON + Grantee's Name SPARTAN VALUE INVESTOR
 Mailing Address JAMES P. CARROLL Mailing Address 1110 23RD ST. S.
BIRMINGHAM, AL 35205
 Property Address 9447 BROOK FOREST CIR Date of Sale 1/7/2015
HELONA, AL 35080 Total Purchase Price \$ 30,761.00
 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 FORECLOSURE DEED
☐ 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 _____

Print HARRY OAKLEY

Unattested _____

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/13/2015 02:05:07 PM
 \$54.00 CHARITY
 20150213000047840

Form RT-1