


**PREPARED BY:**

Sady D. Mauldin, Esq.  
McCalla Raymer, LLC  
Two North Twentieth  
2-20th Street North, Suite 1310  
Birmingham, AL 35203

  
20150327000097810 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/27/2015 04:23:31 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

**MORTGAGE FORECLOSURE DEED**

THIS INDENTURE, effective as of the 9th day of March, 2015, between Branch Banking and Trust Company, as Grantor, and Branch Banking and Trust Company, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, December 15, 2006, **William Hutton A Single Man, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc. solely as nominee for Castle Mortgage Corporation**, which said mortgage is recorded in Instrument No. 20070117000024530, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Branch Banking and Trust Company**, as transferee, said transfer is recorded in Instrument No. 20150129000030690, aforesaid records, and Branch Banking and Trust Company, 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 Branch Banking and Trust Company 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 02/04/2015, 02/11/2015, 02/18/2015; and

WHEREAS, on February 26, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:20 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Branch Banking and Trust Company did offer for sale and sell at public outcry, in front of the main entrance 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 **EIGHTY-TWO THOUSAND FORTY-EIGHT DOLLARS AND ELEVEN CENTS (\$82,048.11)** 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; 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 **EIGHTY-TWO THOUSAND FORTY-EIGHT DOLLARS AND ELEVEN CENTS (\$82,048.11)**, cash, on the indebtedness secured by said mortgage, the said William Hutton A Single Man, acting by and through the said Branch Banking and Trust Company 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 Branch Banking and Trust Company, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the map of the R F Tidmore property recorded in Map Book 4, page 16, in the Office of the Judge of Probate of Shelby County, Alabama. Also described as follows: A lot in the NE 1/4 of the NW 1/4 of Section 36,



Township 21 South, Range 1 West, more particularly described as follows: Commencing at the SW corner of the NW 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 1 West, and run along the South line of said forty, North 84 degrees 40 minutes East a distance of 865.0 feet, thence continue North 84 degrees 40 minutes East a distance of 1029.9 feet, thence North 4 degrees 20 minutes West a distance of 742.8 feet to the South margin of a dirt road running East from the Columbiana-Shelby paved road, thence along the South line of said dirt road South 85 degrees 10 minutes West a distance of 510 feet to point of beginning of lot herein described, thence run South 4 degrees 20 minutes East a distance of 200.0 feet, thence run North 85 degrees 10 minutes East a distance of 102.0 feet, thence run North 4 degrees 20 minutes West a distance of 200 feet to the south line of said dirt road, thence along said road South 85 degrees 10 minutes West a distance of 102.0 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Branch Banking and Trust Company, 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, William Hutton A Single Man, Mortgagor(s) by the said Branch Banking and Trust Company 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 26th day of February, 2015.

William Hutton, Mortgagor(s)

Branch Banking and Trust Company, Mortgagee or Transferee of Mortgagee

By:

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 26th day of February, 2015.

Melody B. Baskin  
NOTARY PUBLIC  
My Commission Expires: 7/29/15

Grantee Name / Send tax notice to:  
ATTN:  
BRANCH BANKING & TRUST COMPANY  
301 College Street  
PVN #101729  
Greenville, SC 29601



20150327000097810 3/3 \$21.00  
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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	William Hutton	Grantee's Name	Branch Banking & Trust Company
Mailing Address	301 College Street PVN #101729 Greenville, SC 29601	Mailing Address	301 College Street PVN #101729 Greenville, SC 29601
Property Address	119 Mooney Road Columbiana, AL 35051	Date of Sale	February 26, 2015
		Total Purchase price	
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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 03-09-2015

Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1