

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

) Daniel Blodgette, a married man and Brenda Blodgette,  
) a married woman joint tenants, husband and wife

**Please note for indexing purposes that the GRANTOR is "Daniel Blodgette, a married man and Brenda Blodgette, a married woman joint tenants, husband and wife" and the GRANTEE is "Federal National Mortgage Association, as assignee of highest and best bidder".**

KNOW ALL MEN BY THESE PRESENTS: That Daniel Blodgette, a married man and Brenda Blodgette, a married woman joint tenants, husband and wife did, on to-wit, the May 10, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Servis First Bank, a Alabama Banking Corporation, which mortgage is recorded in Instrument # 20060518000234930 on May 18, 2006, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred to Branch Banking and Trust Company in Instrument # 20150432000132170 recorded April 23, 2015.

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 April 29, 2015; May 6, 2015; May 13, 2015; and

WHEREAS, on the May 27, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, at 2:45 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 \$208,090.94, 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

WHEREAS, Branch Banking and Trust Company desires to and does hereby assign to Federal National Mortgage Association all right, title, and interest it is entitled to receive by virtue of the said foreclosure sale;

NOW, THEREFORE, in consideration of the premises and of \$208,090.94, cash, the said Daniel Blodgette, a married man and Brenda Blodgette, a married woman joint tenants, husband and wife, acting by and through the said Branch Banking and Trust Company, by Matthew William 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 William Penhale, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Matthew William 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 Federal National Mortgage Association, as assignee of highest and best bidder Branch Banking and Trust Company, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Amended Plat of Chesser Plantation, Phase I, Sector I, as recorded in Map Book 31, Pages 21-A & B, in the Probate Office of Shelby County

  
20150527000174620 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
05/27/2015 03:23:57 PM FILED/CERT

TOGETHER WITH the nonexclusive easement to the Common Areas as more particularly described in Instrument # 2002-10788 in the Probate Office of Shelby County, Alabama (which together with all amendment(s) thereto, is hereinafter collectively referred to as the "Declaration").

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 William Penhale, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Matthew William Penhale, has executed this instrument in his capacity as such auctioneer on this the May 27, 2015.

Daniel Blodgette, a married man and Brenda Blodgette, a married woman joint tenants, husband and wife  
Mortgagors

Branch Banking and Trust Company  
Mortgagee or Transferee of Mortgagee

By Matthew Penhale  
Matthew William 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 William 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 May 27, 2015.

Kessica R. Holland  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/18

Instrument prepared by:  
JACKSON E. DUNCAN, III  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
15-006933

GRANTEE'S ADDRESS  
Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265-0043



20150527000174620 2/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
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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	<u>Daniel Blodgette, a married man and Brenda Blodgette, a married woman joint tenants, husband and wife</u>	Grantee's Name	<u>Federal National Mortgage Association</u>
Mailing Address	<u>297 Chesser Plantation Ln Chelsea, AL 35043</u>	Mailing Address	<u>301 College Street Greenville, South Carolina 29601</u>

Property Address 297 Chesser Plantation Ln  
Chelsea, AL 35043

Date of Sale May 27, 2015  
Total Purchase Price \$ 208,090.77  
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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                       |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Notice of 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 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 <u>5-27-15</u>	Print <u>Matthew Perhale</u>
<u>Unattested</u>	Sign <u>Matthew Perhale</u>

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT - 1

