

MORTGAGE FORECLOSURE DEED



20151125000406880 1/3 \$86.50
Shelby Cnty Judge of Probate, AL
11/25/2015 12:36:58 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Sara K. Shanks, a single woman

KNOW ALL MEN BY THESE PRESENTS: That Sara K. Shanks, a single woman did, on to-wit, the September 4, 2007, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Renasant Bank, which mortgage is recorded in Instrument # at 20070914000432300 on September 14, 2007, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred Branch Banking and Trust Company.

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 September 16, 2015; September 23, 2015; September 30, 2015; and

WHEREAS, on the October 15, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, at _____ 2:18 pm _____ 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 WILLIAM M. MORAN, in the amount of Sixty-Four Thousand Two Hundred Fifty Dollars and No Cents (\$64,250.00), and said property was thereupon sold to the said WILLIAM M. MORAN, 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 the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Sixty-Four Thousand Two Hundred Fifty Dollars and No Cents (\$64,250.00), cash, the said Sara K. Shanks, a single woman, acting by and through the said Branch Banking and Trust Company, by Susie Nailen, 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 _____ Susie Nailen Mortgagee, and _____ Susie Nailen _____, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto WILLIAM M. MORAN, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1207, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. as attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

TO HAVE AND TO HOLD the above described property unto WILLIAM M. MORAN, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

Shelby County, AL 11/25/2015
State of Alabama
Deed Tax: \$64.50

IN WITNESS WHEREOF, the said Branch Banking and Trust Company, has caused this instrument to be executed by Susie Nailen, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage and in witness whereof the said Susie Nailen, has executed this instrument in his capacity as such auctioneer on this the October 15, 2015.

Sara K. Shanks, a single woman
Mortgagors



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Branch Banking and Trust Company
Mortgagee or Transferee of Mortgage

By Susie Nailen
_____, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgage

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Susie Nailen, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgage, 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 Mortgage, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this October 20, 2015.

KIM N. SMITH
NOTARY PUBLIC

ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES
10/5/17

Instrument prepared by:
Erin L. Roberts
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216
15-007953

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 CO. Grantee's Name WILLIAM M. MORAN
Mailing Address _____ Mailing Address 913 MASTERS LANE

BIRMINGHAM, AL 35244

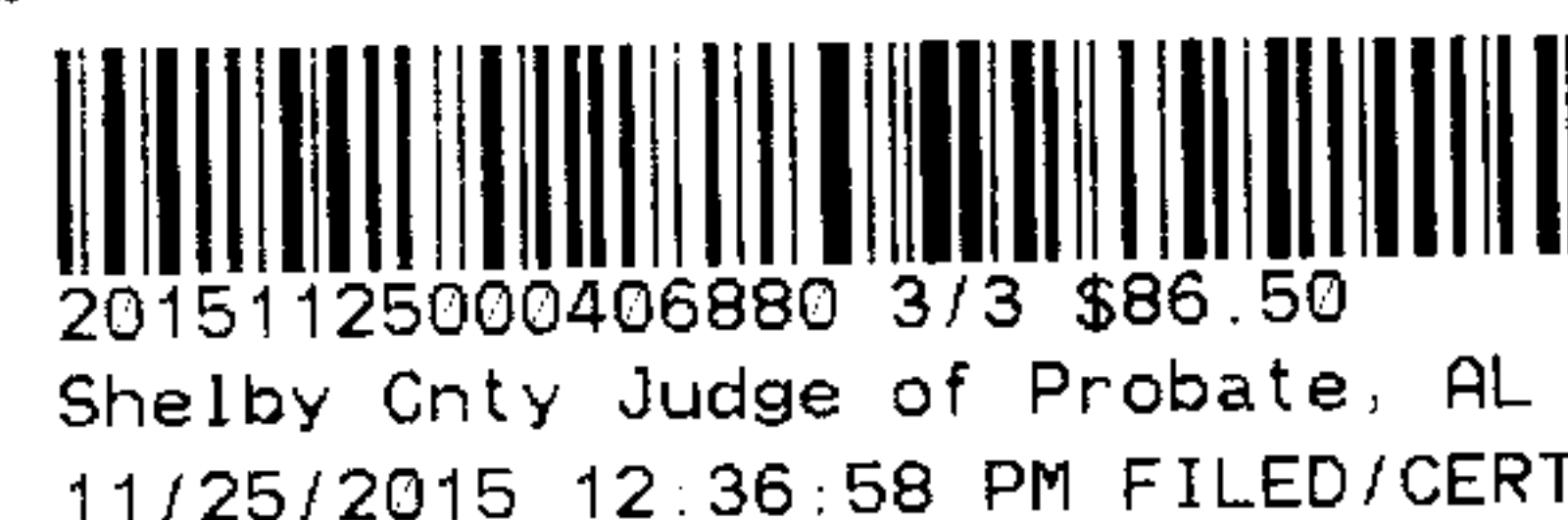
Property Address 1207 MORNING SUN DRIVE Date of Sale OCTOBER 15, 2015
BIRMINGHAM, AL 35242 Total Purchase Price \$ 64,250.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 NOVEMBER 25, 2015

Print WILLIAM M. MORAN

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one