


MORTGAGE FORECLOSURE DEED


20180309000077180 1/2 \$116.00
Shelby Cnty Judge of Probate, AL
03/09/2018 11:16:35 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Bonnie S. Leavins, a single woman

KNOW ALL MEN BY THESE PRESENTS: That Bonnie S. Leavins, a single woman did, on to-wit, the January 15, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Superior Bank, which mortgage is recorded in Instrument # at 20100201000031510 on February 10, 2010, 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 November 15, 2017; November 22, 2017; November 29, 2017; and

WHEREAS, on the December 14, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, Branch Banking and Trust Company acting by and through Nicholas Cillo 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 SOLA Properties LLC, in the amount of Ninety-Five Thousand Seven Hundred Sixty-One Dollars and No Cents (\$95,761.00), 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 SOLA Properties 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 the said sale a deed to the property so purchased; and

NOW, THEREFORE, in consideration of the premises and of Ninety-Five Thousand Seven Hundred Sixty-One Dollars and No Cents (\$95,761.00), cash, the said Bonnie S. Leavins, a single woman, acting pursuant to the authority granted under the said mortgage to Branch Banking and Trust Company, does or 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 warrant contemplated by § 35-4-271 of the Code of Alabama (1975) unto SOLA Properties LLC, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 31 ACCORDING TO THE SURVEY OF CANYON PARK TOWNHOMES AS RECORDED IN MAP BOOK 19, PAGE 19, SHELBY COUNTY, ALABAMA RECORDS.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.

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 TALLADEGA 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.

Shelby County, AL 03/09/2018
State of Alabama
Deed Tax: \$96.00

IN WITNESS WHEREOF, the said Branch Banking and Trust Company, has caused this instrument to be executed by Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale and in witness whereof Shapiro & Ingle LLP, has executed this instrument in his capacity as such auctioneer on this the December 14, 2017.

Bonnie S. Leavins, a single woman
Mortgagors

By: Branch Banking and Trust Company
Mortgagee or Transferee of Mortgagee

By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee.

By: 
Name: Jonathan Blake Davis
Title: Agent

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jonathan Blake Davis, whose name as agent for Shapiro and Ingle, LLP 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 agent for Shapiro & Ingle, LLP and with full authority executed this instrument voluntarily on the day that bears that same date.


Given under my hand and official seal this December 28, 2017.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

Instrument prepared by:
William P. Harris
SHAPIRO AND INGLE, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
17-013911

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018


20180309000077180 2/2 \$116.00
Shelby Cnty Judge of Probate, AL
03/09/2018 11:16:35 AM FILED/CERT