#### PREPARED BY:

Matthew W. Penhale, Esq. McCalla Raymer Leibert Pierce, LLC Two North Twentieth 2-20th Street North, Suite 1000 Birmingham, AL 35203

STATE OF ALABAMA COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20080530000219660

### MORTGAGE FORECLOSURE DEED

#### KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, May 19, 2008, Lashel C. Hale A/K/A Lashel Toyer, A Single Woman, Mortgagor, did execute a certain mortgage to Mortgage Electronic Registration Systems, Inc. solely as nominee for Federal Guaranty Mortgage Co. its successors and assigns, which said mortgage is recorded in Instrument No. 20080530000219660 as modified by that certain Modification Agreement in Instrument No. 20160307000071640, 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 20150505000147340, 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 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 03/07/2018,03/14/2018,03/21/2018; and

WHEREAS, on April 25, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 1:15 o'clock ampm, 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 Calera, 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 Invest, LLC in the amount of ONE HUNDRED TWENTY-SEVEN THOUSAND TWO HUNDRED ONE DOLLARS AND NO CENTS (\$127,201.00) 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 Spartan Invest, LLC; 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;

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## 20180515000166850 05/15/2018 09:58:31 AM DEEDS 2/3

Lot 519, according to the Survey of Waterford Highlands Sector 4, Phase 1, as recorded in Map Book 34, Page 73, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements, reservations and rights-of-way of record in the office of the Probate Judge of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Spartan Invest, LLC, 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, Lashel C. Hale A/K/A Lashel Toyer, A Single Woman, Mortgagor(s) by the said Branch Banking and Trust Company have caused this instrument to be executed by \_\_\_\_\_ Aaron Warner\_ as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said <u>Aaron Warner</u>, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the day of <u>Mov</u>, 2018.

Lashel C. Hale A/K/A Lashel Toyer, Mortgagor(s)

Branch Ban	king and Trust Company, Mortgagee	or	Transferee	of
Mortgagee By:				
(sign)	lan Wan		· · · • • • • • • • • • • • • • • • • •	
(print)	Apren Warner			

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 whose name as Auctioneer and the person conducting said sale for Aaron Warner 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 Hz day of May , 2018.

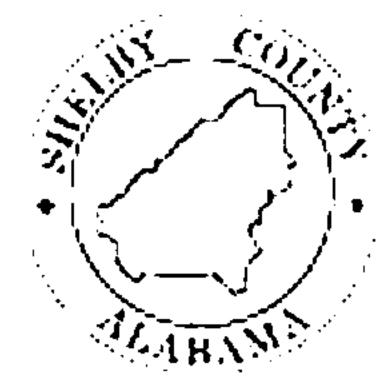
My Commission Expires: 6-11-15

Grantee Name / Send tax notice to: ATTN: Spartan Invest, LLC 1110 23rd St. S Birmingham, AL 35205

LAURA MEYER Notary Public, Alabama State At Large My Commission Expires June 10, 2019

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/15/2018 09:58:31 AM
\$152.50 JESSICA

20180515000166850

Jung B

	Real Estate Sale	es Validation Forn	1
This Docu	ment must be filed in accordance	e with Code of Alab	ama 1975, Section 40-22-1
Grantor's Name Mailing Address	Lashel C. Haic a/k/a Lashel Toyer 647 Waterford Lane Calera, AL 35040	Grantee's Name Mailing Address	Spartan Invest, LLC 1110 23rd St. S Birmingham, AL 35205
Property Address	647 Waterford Lane Calera, AL 35040	Date of Sale Total Purchase price	April 25, 2018 e \$127,201.00
		Actual Value or or Assessed Market V	alue
<b>.</b> ,	e or actual value claimed on this form one). (Recordation of documentary ev		
Bill of Sale Sales Contract			Appraisal Other FC Sale
	•	ontains all of the require	ed information referenced above, the filing of this
Grantor's name an mailing address.	d mailing address - provide the name of	Instructions of the person or persons	s conveying interest to property and their current
Grantee's name an	d mailing address - provide the name	of the person or person:	s to whom interest to property is being conveyed.
Property address -	the physical address of the property b	eing conveyed, if availa	able.
Date of Sale - the	date on which interest to the property	was conveyed.	
Total purchase pri instrument offered		hase of the property, bo	th real and personal, being conveyed by the
Actual value - if the instrument offered market value.	ne property is not being sold, the true very lifer record. This may be evidenced by	value of the property, be an appraisal conducted	oth real and personal, being conveyed by the by a licensed appraiser or the assessor's current
valuation, of the p	ided and the value must be determined roperty as determined by the local offi sed and the taxpayer will be penalized	icial charged with the re	of fair market value, excluding current use esponsibility of valuing property for property tax labama 1975 § 40-22-1 (h).
I attest, to the best understand that an Alabama 1975 § 4	y false statements claimed on this form	nformation contained in may result in the imp	n this document is true and accurate. I further osition of the penalty indicated in Code of
Date5/3	718	Print	Cory Clark
1 1	i za cił	Sign	// Calles
Unattes	(verified by)		antor/Grantee/Owner/Agent) circle one
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File No.: 942815