

**20180523000179630**  
**05/23/2018 03:22:25 PM**  
**FCDEEDS 1/3**

STATE OF ALABAMA ) Travis A. Gardner, A Married Man and Lashunda T. Gardner,  
 ) his wife  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That Travis A. Gardner, A Married Man and Lashunda T. Gardner, his wife did to-wit, September 19, 2007, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Federal Guaranty Mortgage Co., which mortgage is recorded in Instrument # at 20070926000451370 on September 26, 2007, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to Branch Banking and Trust Company as reflected by instrument recorded in Instrument #, 20171130000428860 of the same Office.

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 18, 2018 April 25, 2018 May 2, 2018; and

WHEREAS, on May 21, 2018, 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 Helen Ball, a representative of auctioneer and attorney Shapiro & Ingle, LLP 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 \$84,000.00 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 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

NOW, THEREFORE, in consideration of the premises and of \$84,000.00, cash, the said Travis A. Gardner, A Married Man and Lashunda T. Gardner, his wife, 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 warranty contemplated by § 35-4-271 of the Code of Alabama (1975) unto Branch Banking and Trust Company, the following described real estate situated in SHELBY County, Alabama, to-wit:

**Lot 13, in Block 1, according to the Survey of Lake Lane, First Sector, as recorded in Map Book 5, Page 110, in the Probate Office of Shelby County, Alabama.**

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 Shapiro & Ingle, LLP, as auctioneer and attorney conducting said sale, and in witness whereof, Shapiro and Ingle, LLP, has executed this instrument in such capacity as on this May 22, 2018.

Travis A. Gardner, A Married Man and Lashunda T. Gardner, his wife  
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: William P. Harris  
Name: William P. Harris  
Title: Agent

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that William P. Harris, whose name as agent for Shapiro and Ingle, LLP, is signed to the foregoing conveyance 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 and Ingle, LLP, and with full authority, executed the same voluntarily on the day that bears that same date.

Given under my hand and official seal on May 22, 2018.

Colleen K. DeMille  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

Instrument prepared by:  
William P. Harris  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
17-014528

Send Tax Notices to:  
Secretary of Housing and Urban Development  
Information Systems & Networks Corporation  
Shepherd Mall Office Complex  
2401 NW 23rd Street, Suite 1D  
Oklahoma City, OK 73107

COLLEEN K. DeMILLE  
NOTARY PUBLIC  
Mecklenburg County  
North Carolina  
My Commission Expires June 16, 2020

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Travis A. Gardner, A Married Man and Lashunda T. Gardner, his wife
Mailing Address 105 Reach Cir, Alabaster, AL 35007
Grantee's Name Branch Banking and Trust Company
Mailing Address 111 Millport Circle, Greenville, South Carolina 29607

Property Address 105 Reach Cir, Alabaster, AL 35007
Date of Sale May 21, 2018
Total Purchase Price \$84,000.00
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
[X] Other Notice of Sale
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

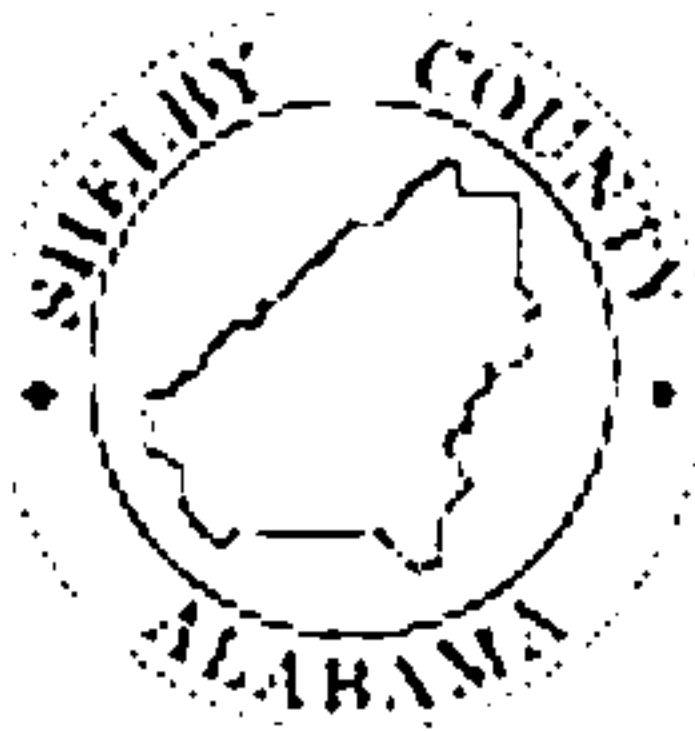
Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.
Property address – the physical 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 5/22/18
Unattested [Signature] (verified by)
Print Liam Penland
Sign [Signature]
(Grantor/Grantee/Owner/Agent circle one)

Form RT - 1

20180523000179630 05/23/2018 03:22:25 PM FCDEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/23/2018 03:22:25 PM
\$26.00 CHARITY
20180523000179630

[Signature]