

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY

Please Cross Reference to: Instrument No. 20131220000487840

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, July 26, 2013, **Carla J Palmer, Unmarried**, Mortgagor, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc.** as nominee for **SunTrust Mortgage, Inc.** its successors and assigns, which said mortgage is recorded in Instrument No. 20131220000487840. 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 **SunTrust Bank, successor by merger to SunTrust Mortgage, Inc.**, as transferee, said transfer is recorded in Instrument 20180207000040140, aforesaid records, and SunTrust Bank, successor by merger to SunTrust Mortgage, Inc., 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 SunTrust Bank, successor by merger to SunTrust Mortgage, Inc. 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 07/18/2018, 7/25/2018, 08/01/2018; and

WHEREAS, on August 13, 2018, the day on which the foreclosure sale was due to be held under the terms of said notice at 11:20 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and SunTrust Bank, successor by merger to SunTrust Mortgage, Inc. 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 **STEPHANIE AND PHILIP BUSBY**

in the amount of **ONE HUNDRED NINETY-FIVE THOUSAND SEVEN HUNDRED SEVENTY DOLLARS AND NINETY-FIVE CENTS (\$195,770.95)** which sum the said SunTrust Bank, successor by merger to SunTrust Mortgage, Inc. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said **STEPHANIE AND PHILIP BUSBY**; 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;

NOW, THEREFORE, in consideration of the premises and the credit of **ONE HUNDRED NINETY-FIVE THOUSAND SEVEN HUNDRED SEVENTY DOLLARS AND NINETY-FIVE CENTS (\$195,770.95)**, cash, on the indebtedness secured by said mortgage, the said **Carla J Palmer, Unmarried**, acting by and through the said SunTrust Bank, successor by merger to SunTrust Mortgage, Inc. as transferee; by Lansing Skidmore, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto **STEPHANIE AND PHILIP BUSBY**, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF CALERA IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA AND BEING DESCRIBED IN A DEED DATED 12/09/2009 AND RECORDED 12/10/2009 AS INSTRUMENT NUMBER 20091210000453150 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET

FORTH ABOVE AND REFERENCED AS FOLLOWS:

LOT 238, ACCORDING TO THE SURVEY OF LONG BRANCH ESTATES PHASE II, FINAL PLAT, AS RECORDED IN MAP BOOK 36, PAGE 93 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

PARCEL NO. 29 4 17 3 002 001.000

COMMONLY KNOWN AS:
1080 LONG BRANCH PKWY, CALERA, AL 35040

TO HAVE AND TO HOLD the above described property unto STEPHANIE AND PHILIP BUSBY, 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, Carla J Palmer, Unmarried, Mortgagor(s) by the said SunTrust Bank, successor by merger to SunTrust Mortgage, Inc. have caused this instrument to be executed by Lansing Skidmore, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Lansing Skidmore, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 22nd day of August, 2018.

Carla J Palmer, Mortgagor(s)

SunTrust Bank, successor by merger to SunTrust Mortgage, Inc., Mortgagee or Transferee of Mortgagee

By:
(sign)

(print) Lansing Skidmore

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

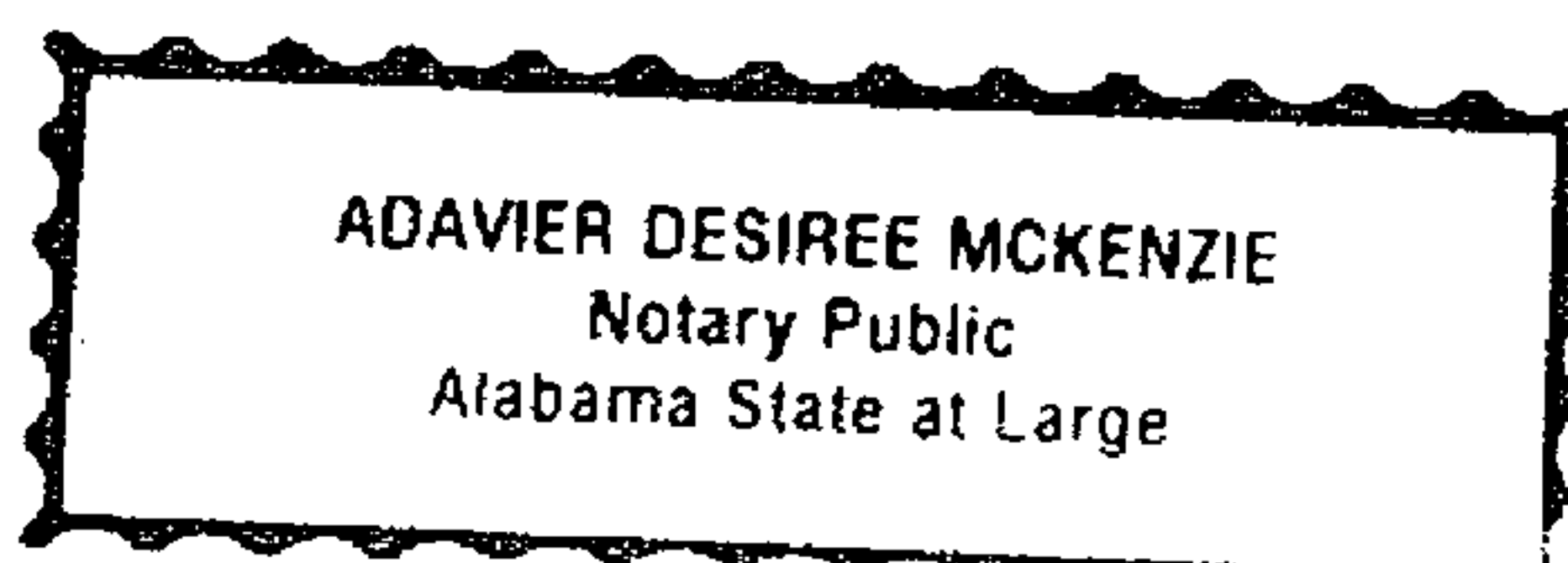
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lansing Skidmore, whose name as Auctioneer and the person conducting said sale for 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 22nd day of August, 2018.

Adavie Desiree McKenzie
NOTARY PUBLIC
My Commission Expires: October 1st 2020

Grantee Name / Send tax notice to:
ATTN:
STEPHANIE AND PHILIP BUSBY
338 SAVANNAH CIR
CALERA, AL 35040



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Carla J Palmer	Grantee's Name	STEPHANIE AND PHILIP BUSBY
Mailing Address	1080 Long Branch Pkwy Calera, AL 35040	Mailing Address	338 SAVANNAH CIR CALERA, AL 35040
Property Address	1080 Long Branch Pkwy Calera, AL 35040	Date of Sale	August 13, 2018
		Total Purchase price	\$195,770.95
		or	
		Actual Value	
		or	
		Assessed 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 FC 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 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 8/22/18Print Lansing Skidmore

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File No.: 952618



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/29/2018 09:55:03 AM
 \$219.00 CHARITY
 20180829000310350

Allen S. Bayl