## 20191101000405910 11/01/2019 04:13:10 PM FCDEEDS 1/3

SOURCE OF TITLE
Deed Instrument #
Deed 20160316000085360

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA	)	Bart Edward Ferguson and Lisa Michele Ferguson, husband and wife
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That Bart Edward Ferguson and Lisa Michele Ferguson, husband and wife did to-wit, January 30, 2009, execute a mortgage to Superior Bank, which mortgage is recorded in Instrument # at 20090206000040690 on February 6, 2009, and modified in agreement recorded July 6, 2018 at Instrument Number 20180706000240240, 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 #, 20160310000077920 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 September 25, 2019 October 2, 2019 October 9, 2019; and

WHEREAS, on October 30, 2019, 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 Sharidan Hollis, 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 \$235,340.00 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 \$235,340.00, cash, the said Bart Edward Ferguson and Lisa Michele Ferguson, husband and 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 2, according to the Survey of Phase 1, Wynlake Subdivision, as recorded in Map Book 19, Page 156, 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 October 31, 2019.

Bart Edward Ferguson and Lisa Michele Ferguson, husband and wife Mortgagors

By Branch Banking and Trust Company Mortgagee or Transferee of Mortgagee

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

By:

Whitney Maxwell

# STATE OF NORTH CAROLINA COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Whitney Maxwell, 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 October 31, 2019.

MICHELLE TONEY NOTARY PUBLIC Mecklenburg County North Carolina My Commission Expires March 26, 2023

MY COMMISSION EXPIRES:

Instrument prepared by: Jonathan Smothers SHAPIRO & INGLE, LLP 10130'Perimeter Parkway, Suite 400 Charlotte, NC 28216 16-009374

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Send Tax Notices to: Branch Banking and Trust Company 111 Millport Circle Greenville, SC 29607

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## Real Estate Sales Validation Form

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

Grantor's Name

1.

Bart Edward Ferguson and Lisa Michele

Grantee's Name

Branch Banking and Trust Company

Mailing Address

Ferguson, husband and wife

Mailing Address

111 Millport Circle Greenville, SC 29607

Property Address

104 Wynlake Way

Alabaster, AL 35007

Date of Sale

October 30, 2019

**Total Purchase Price** 

\$235,340.00

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

Appraisal

Sales Contract

☑ Other Notice of Sale

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 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).

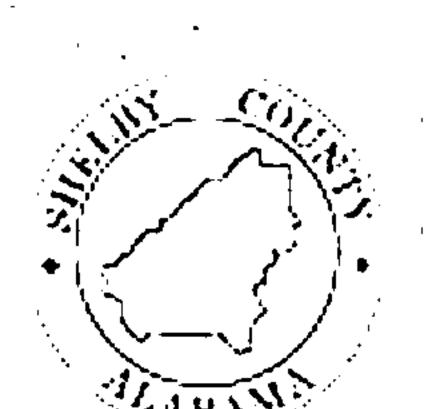
Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) Lircle one

Form RT - 1



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 11/01/2019 04:13:10 PM

**\$33.00 CHARITY** 

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