

MORTGAGE FORECLOSURE DEED

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

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

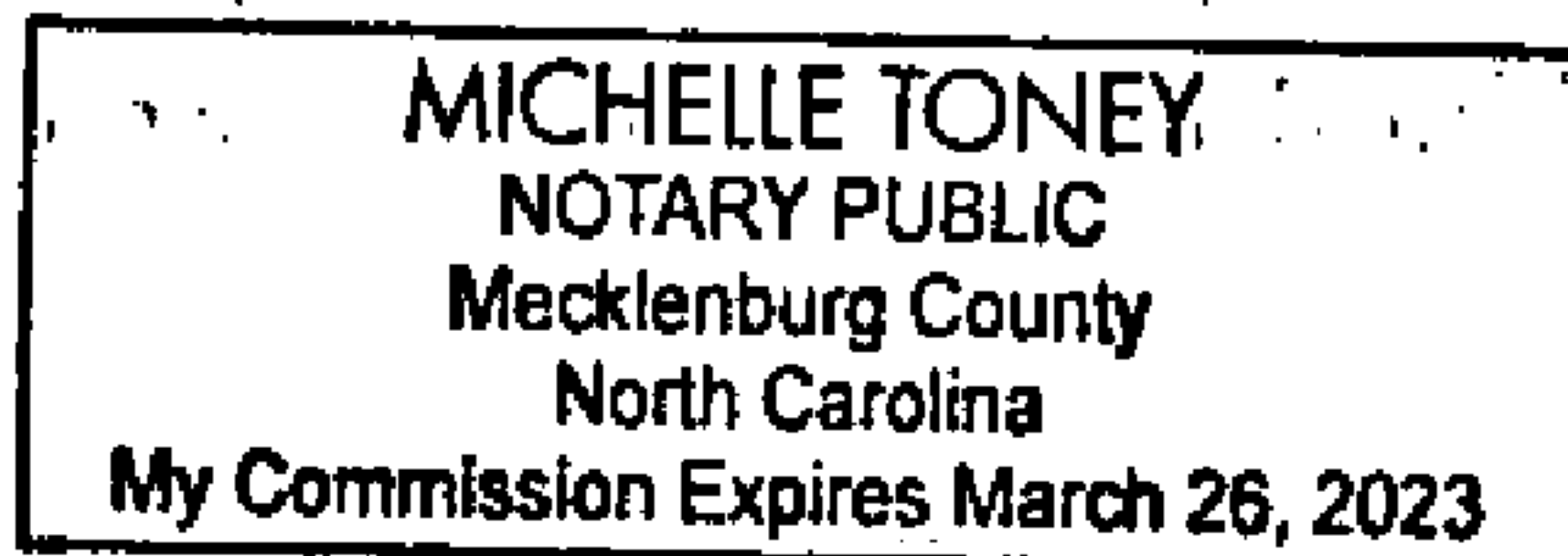
By: Shapiro and Ingle, LLP, as Auctioneer and attorney conducting
said sale for said Mortgagee or Transferee of Mortgagee


By: 
Name: 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.





NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

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

Allen S. Bayal