


SCOTT V LOFRANCO
McCALLA RAYMER, LLC
105 Tallapoosa Street, Suite 109
Montgomery, Alabama 36104
(877) 508-0741
FILE NO.: 5110.M1000121AL


20101025000356260 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/25/2010 01:37:31 PM FILED/CERT

PLEASE CROSS REFERENCE TO INSTRUMENT NO. 20070320000128140
STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, March 15, 2007, **Jessica Paige Randolph, a single woman, Mortgagor**, did execute a certain mortgage to **Superior Bank**, which said mortgage is recorded in Instrument No. 20070320000128140, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Superior Bank 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 09/15, 09/22, 09/29/10; and

WHEREAS, on October 7, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:10 o'clock pm between the legal hours of sale, said foreclosure was duly and properly conducted and Superior Bank did offer for sale and sell a public outcry, in front of the main entrance 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 Superior Bank in the amount of **NINETY THOUSAND AND 00/100 DOLLARS (\$90,000.00)** which sum the said Superior Bank offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Superior Bank; 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 **NINETY THOUSAND AND 00/100 DOLLARS (\$90,000.00)**, cash, on the indebtedness secured by said mortgage, the said Jessica Paige Randolph, a single woman, acting by and through the said Superior Bank as transferee, by Fran Clark as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Superior Bank, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Unit 1402, in Horizon, a condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached s Exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the by-laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the common elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

TO HAVE AND TO HOLD the above described property unto Superior Bank, 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 any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, the said Jessica Paige Randolph, a single woman, Mortgagor by the said Superior Bank have caused this instrument to be executed by Fran Clark, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Fran Clark, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 7th day of October, 2010

Jessica Paige Randolph, a single woman,
Mortgagor

Superior Bank, Mortgagee or Transferee of
Mortgagee

By: Fran Clark as Auctioneer and the
person conducting said sale for the Mortgagee or
Transferee of Mortgagee

Superior Bank, Mortgagee or Transferee of
Mortgagee

By: Fran Clark as Auctioneer and the
person conducting said sale for the Mortgagee or
Transferee of Mortgagee

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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 Fran Clark, 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 7th day of October, 2010.

Melody Davis

NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES 07-27-2011**

Grantee Name / Send tax notice to:

ATTN:

Cenlar

P.O. Box 77409

Ewing, NJ 08628



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