

(Above Space Reserved for Recording Information)

**STATE OF ALABAMA  
SHELBY COUNTY**

**MORTGAGE FORECLOSURE DEED**

WHEREAS, heretofore, on to-wit: the 13<sup>th</sup> day of January, 2005, Albert B. Cruz, mortgagor executed a certain mortgage to Superior Bank f/k/a The Bank said mortgage being filed on the 3<sup>rd</sup> day of February 2005, in Inst. #2005-5466 in the records of the Judge of Probate Office of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Superior Bank f/k/a The Bank did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by US Mail and by publication in *Shelby County Reporter* newspaper of general interest and circulation published in Shelby County, Alabama, in its issues of November 7<sup>th</sup>, 2007, November 14<sup>th</sup>, 2007 and November 21<sup>st</sup>, 2007 and

WHEREAS, on 30<sup>th</sup> day of November, 2007 the day of which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was advertised as such and the Superior Bank f/k/a The Bank did offer for sale and sell at public outcry, in front of the Shelby County Courthouse, Columbiana, Alabama, the property hereinafter described;

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Superior Bank f/k/a The Bank in the amount of Ninety Thousand Two Hundred Seventy Five and 80/100 (\$90,275.80) which sum was credited in the indebtedness secured by said mortgage and said property was thereupon sold to and,

WHEREAS, Cindy Bush conducted said foreclosure sale on behalf of the said Superior Bank f/k/a The Bank; and

WHEREAS, said mortgage expressly authorized the person conducting said sale 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 \$90,275.80 Mortgagor, Albert B. Cruz, by and through the said Superior Bank f/k/a The Bank, do grant, bargain, sell and convey unto the said, Superior Bank f/k/a The Bank, the following described real property situated in Shelby County, Alabama to wit:

**Lot 28, according to the Survey of Waterford Village Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD, the above described property unto Superior Bank f/k/a The Bank, its heirs, personal representatives, successors and assigns of the same 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.

IN WITNESS WHEREOF, the said, Albert B. Cruz, mortgagor, by the said Superior Bank f/k/a The Bank by Cindy Bush as auctioneer conducting the sale, caused these presents to be executed effective the 4th day of December 2007.

**Mortgagor**  
**Albert B. Cruz**

**Superior Bank f/k/a The Bank**  
**Mortgage Holder**

By: Cindy Bush, AEP

**DOCUMENT PREPARED BY:**

**Cindy Bush**  
**Superior Bank**  
**17 North 20<sup>th</sup> Street**  
**Suite 660**  
**Birmingham, AL 35203**

**TAX NOTICE TO :**

**Superior Bank**  
**17 North 20<sup>th</sup> Street**  
**Suite 660**  
**Birmingham, Alabama 35203**

**ACKNOWLEDGMENT FOR PERSON IN  
REPRESENTATIVE CAPACITY**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Cindy Bush has signed the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, her capacity as such, executed the same voluntarily and on the day the same bears date.

GIVEN under my hand on this the 4 day of December 2007.

Jane M. Dotson  
NOTARY PUBLIC

My Commission Expires: 10-25-08