

(Above Space Reserved for Recording Information)

**STATE OF ALABAMA
SHELBY COUNTY**

MORTGAGE FORECLOSURE DEED

WHEREAS, heretofore, on to-wit: the 15th day of June, 2005, The Carroll & Green Group, Inc. a Alabama Corporation, mortgagor executed a certain mortgage to Superior Bank f/k/a The Bank said mortgage being filed on the 17th day of June 2005, in Inst. #20050617000300180 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 7th, 2007, November 14th, 2007 and November 21st, 2007 and

WHEREAS, on 30th 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 Thirty Two Thousand Two Hundred Eighty Six and 72/100 (\$32,286.72) 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 \$32,286.72 Mortgagor, The Carroll & Green Group, Inc., a Alabama Corporation, 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 5, according to the Survey of Chelsea Square a residential subdivision as recorded in Map Book 33 Page 5 in the Office of the Judge of Probate 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, The Carroll & Green Group, Inc., a Alabama Corporation, 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
The Carroll & Green Group, Inc.

Superior Bank f/k/a The Bank
Mortgage Holder

By: Cindy Bush, NVP

DOCUMENT PREPARED BY:

Cindy Bush
Superior Bank
17 North 20th Street
Suite 660
Birmingham, AL 35203

TAX NOTICE TO :

Superior Bank
17 North 20th 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.

James M. Watson
NOTARY PUBLIC

My Commission Expires: 10-25-08