

**STATE OF ALABAMA
COUNTY OF SHELBY**

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on to-wit: the 9th day of March, 2007, James Barry Waldrep, married, did execute a certain mortgage on property herein described to Superior Bank, which said mortgage is recorded as Document Number 20070316000121020 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of the City of Columbiana, County of Shelby, State of Alabama, after giving notice of same of the time place and terms of said sale in some newspaper published in said County by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in said mortgage, the Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage the Mortgagee might bid at the sale and purchase the said property if the highest bidder therefore; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Superior Bank, did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to the foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in The Shelby County Reporter, a newspaper of local circulation, published in Shelby County, Alabama, in its issues of July 22, July 29 and August 5, 2009; and,

WHEREAS, on the 18th day of August, 2009, the day on which the foreclosure sale was to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Superior Bank did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described:

WHEREAS, Robert W. Wolfe was the Auctioneer who conducted the said foreclosure sale and was the person conducting the sale for Superior Bank, and Superior Bank, was the best and highest bidder in the amount of Three Hundred Thirty-Three Thousand, Two Hundred Eighty-Two and 30/100 Dollars (\$333,282.30) which sum of money is offered as credit on the indebtedness secured by said mortgage; and said property was thereunto sold to Superior Bank

NOW, THEREFORE, in consideration of the premises and a credit in the amount of Three Hundred Thirty-Three Thousand, Two Hundred Eighty-Two and 30/100 Dollars (\$333,282.30) on the indebtedness secured by said mortgage, the said James Barry Waldrep, and the said Superior Bank, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said Superior Bank the following described property situated in Shelby County, Alabama, to-wit:

Lot 1-78, according to the Map and Survey of Chelsea Park, First Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041026000590790, (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



20090824000324900 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD the above described property Superior Bank its successors and assigns, forever, subject however to the Statutory Rights of Redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama, and further subject to Federal Tax Liens and/or Special Assessments, if any, and the mortgage hereinabove mentioned.

IN WITNESS WHEREOF, Superior Bank, has caused this instrument to be executed by and through Robert W. Wolfe as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of the Mortgagee and in witness whereof has hereunto set his hand and seal on this the 18th day of August, 2009.

James Barry Waldrep, Mortgagor

BY: Superior Bank,
Mortgagee or Transferee of Mortgagee

BY: [Signature]
Robert W. Wolfe as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

Superior Bank

Mortgagee or Transferee of Mortgagee

BY: [Signature]
Robert W. Wolfe as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

BY: [Signature]
Robert W. Wolfe as Auctioneer and the person
conducting said sale for Mortgagee
or Transferee of the Mortgagee

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert W. Wolfe whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of the Mortgagee, Superior Bank, and whose name is signed to the foregoing conveyance in this capacity and who is known to me and acknowledged before me on this date, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date, as the action on himself as Auctioneer and the person conducting the same for the Superior Bank, with full authority and as the actions Superior Bank, as Mortgagee, in the mortgage referred to in the foregoing deed.

Given under my hand and official seal, this the 18th day of August, 2009

[Signature]
Notary Public
My Commission Expires: 2/17/11

This instrument prepared by:

Gary P. Wolfe
Wolfe, Jones, Boswell, Wolfe,
Hancock & Daniel, L.L.C.
905 Bob Wallace Avenue, Suite 100
Huntsville, Alabama 35801