


**STATE OF ALABAMA  
COUNTY OF SHELBY**

  
20100615000190320 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/15/2010 12:58:17 PM FILED/CERT

**FORECLOSURE DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that, whereas, heretofore on to-wit: the 18<sup>th</sup> day of December, 2002, Ricky L. Cooper, a single person, did execute a certain mortgage on property herein described to The Bank, n/k/a Superior Bank, which said mortgage is recorded as Document Number 20021220000638760 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 May 19, May 26 and June 2, 2010; and,

**WHEREAS**, on the 15<sup>th</sup> day of June, 2010, 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**, Marcia St. Louis 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 Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) 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 Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) on the indebtedness secured by said mortgage, the said Ricky L. Cooper, 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 829-A, ACCORDING TO A RESURVEY OF LOTS 828 AND 829 FOREST PARKS, 8TH SECTOR PHASE 2, AS RECORDED IN MAP BOOK 26, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**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 Marcia St. Louis 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 15<sup>th</sup> day of June, 2010.



**Ricky L. Cooper, Mortgagor**  
BY: Superior Bank,  
Mortgagee or Transferee of Mortgagee

BY: Marcia St. Louis  
Marcia St. Louis as Auctioneer and the person  
conducting said sale for Mortgagee  
or Transferee of the Mortgagee

**Superior Bank**  
Mortgagee or Transferee of Mortgagee

BY: Marcia St. Louis  
Marcia St. Louis as Auctioneer and the person  
conducting said sale for Mortgagee  
or Transferee of the Mortgagee

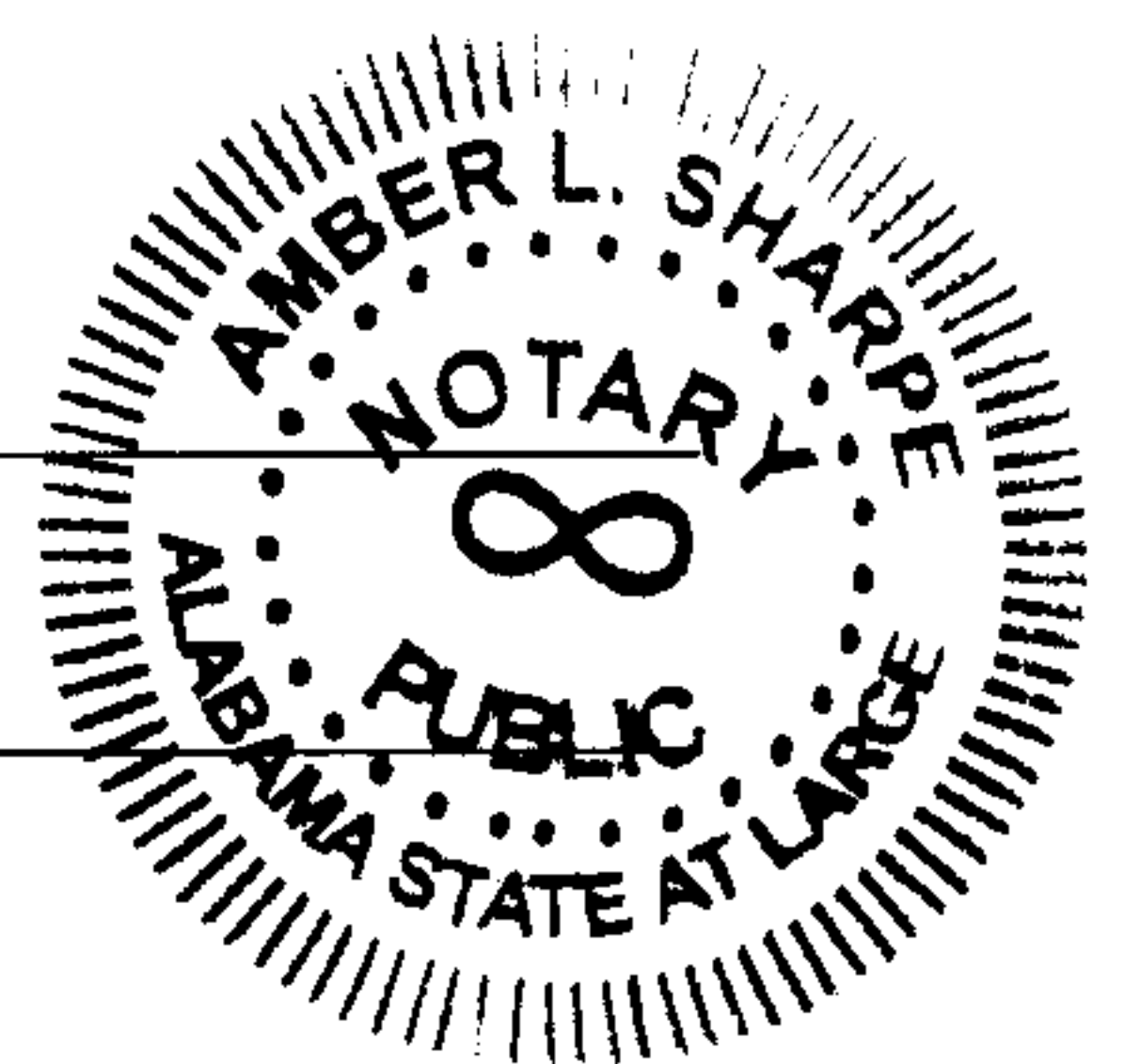
BY: Marcia St. Louis  
Marcia St. Louis as Auctioneer and the person  
conducting said sale for Mortgagee  
or Transferee of the Mortgagee

**STATE OF ALABAMA  
COUNTY OF MADISON**

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marcia St. Louis 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 15<sup>th</sup> day of June, 2010.

Amber L. Sharpe  
Notary Public  
My Commission Expires: \_\_\_\_\_



This instrument prepared by:

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

Notary Public State of Alabama At Large  
My Commission Expires September 2, 2013  
Bonded Through State Farm Fire & Casualty



20100615000190320 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/15/2010 12:58:17 PM FILED/CERT