

SEND TAX NOTICE TO:

RoundPoint Mortgage Servicing Corporation

5032 Parkway Plaza Blvd.

Charlotte, NC 28217

20131104000433340 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
11/04/2013 10:53:18 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of December, 2008, Kenneth Robert Smith and Sylvia Love Smith, husband and wife, executed that certain mortgage on real property hereinafter described to Superior Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20081231000481690; having been corrected by Scrivener's Affidavit recorded in Instrument Number 20100319000080780, and

WHEREAS, in and by said mortgage, the Mortgagee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 same, 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 that the Mortgagee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Cadence Bank, N.A. successor by merger with Superior Bank, N.A. f/k/a Superior Bank did



declare all of the indebtedness secured by said mortgage, subject to 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 general circulation published in Shelby County, Alabama, in its issues of September 18, 2013, September 25, 2013, and October 2, 2013; and

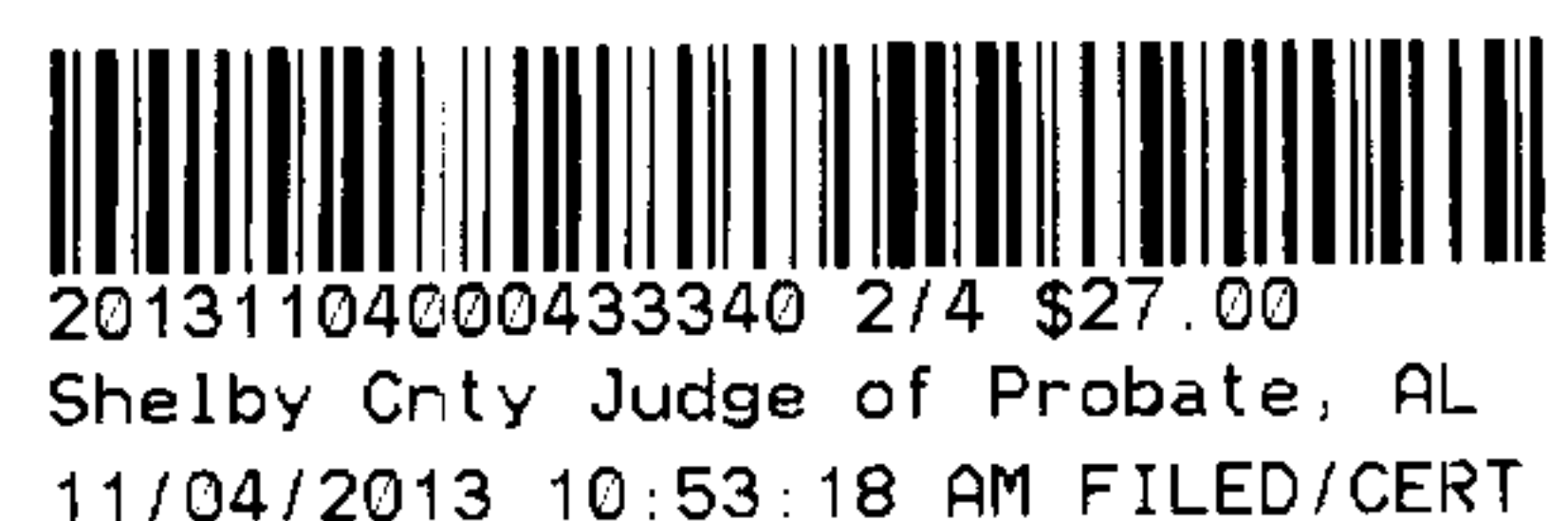
WHEREAS, on October 21, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Cadence Bank, N.A. successor by merger with Superior Bank, N.A. f/k/a Superior Bank did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Cadence Bank, N.A. successor by merger with Superior Bank, N.A. f/k/a Superior Bank; and

WHEREAS, Cadence Bank, N.A. successor by merger with Superior Bank, N.A. f/k/a Superior Bank was the highest bidder and best bidder in the amount of One Hundred Eighty-Four Thousand Five Hundred And 00/100 Dollars (\$184,500.00) on the indebtedness secured by said mortgage, the said Cadence Bank, N.A. successor by merger with Superior Bank, N.A. f/k/a Superior Bank, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Cadence Bank, N.A. successor by merger with Superior Bank, N.A. f/k/a Superior Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 355, according to the Final Plat Haddington Parc at Ballantrae, Phase I, as recorded in Map Book 32, page 12, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Cadence Bank, N.A. successor by merger with Superior Bank, N.A. f/k/a Superior Bank its successors/heirs 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 in the State of Alabama; and also subject to all recorded mortgages,



encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Cadence Bank, N.A. successor by merger with Superior Bank, N.A. f/k/a Superior Bank, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 24 day of Oct, 2013.

Cadence Bank, N.A. successor by merger with
Superior Bank, N.A. f/k/a Superior Bank

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)


JEFFERSON COUNTY)

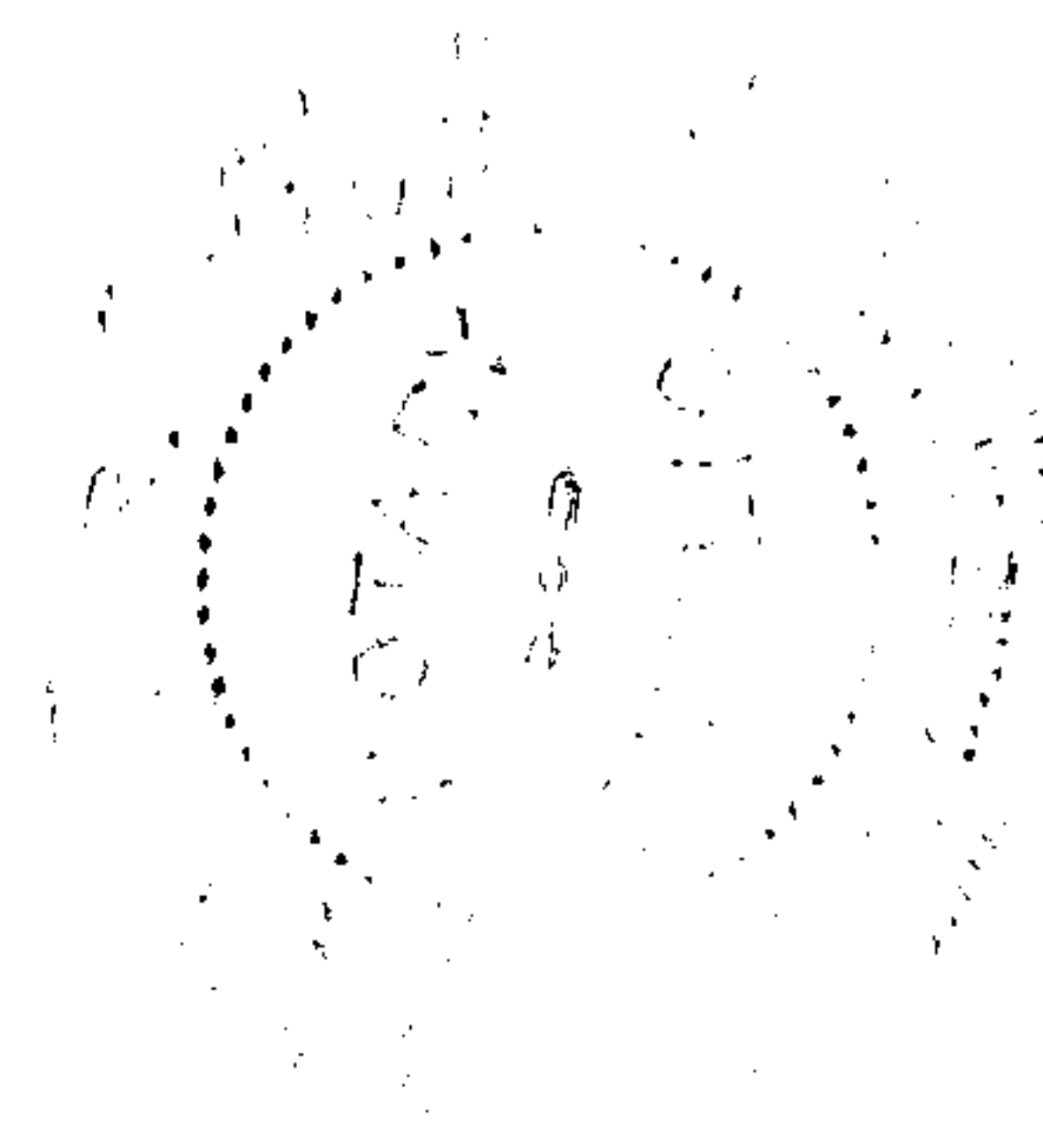
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Cadence Bank, N.A. successor by merger with Superior Bank, N.A. f/k/a Superior Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Mortgagee.

Given under my hand and official seal on this 24 day of Oct, 2013.

[Signature]
Notary Public
My Commission ~~MY COMMISSION EXPIRES MAY 27, 2015~~

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727


20131104000433340 3/4 \$27.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name Cadence Bank, N.A. successor by
merger with Superior Bank, N.A.
f/k/a Superior Bank

Mailing Address c/o RoundPoint Mortgage
Servicing Corporation
5032 Parkway Plaza Blvd.
Charlotte, NC 28217

Date of Sale 10/21/2013

or

or

Assessor's Market Value \$ _____

Closing Statement

(Grantor/Grantee/Owner/Agent) circle one

