

Grantor's Name: Roger D. Barker
Mailing Address: 2105 Brook Highland Ridge
Birmingham, AL 35242

Property Address: 2105 Brook Highland Ridge
Birmingham, AL 35242

Grantee's Name: Cadence Bank, N.A.
Mailing Address: 312 Clinton Avenue West
Huntsville, AL 35801

Date of Sale: November 7, 2013

Total Purchase Price \$ _____

or
Actual Value \$690,000.00

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other _____

This instrument prepared by:
Robert H. Adams
Haskell Slaughter Young & Rediker, LLC
2001 Park Place, Suite 1400
Birmingham, Alabama 35203

Send tax notice to:
Cadence Bank, N.A.
Attn: Randy Phillips
312 Clinton Avenue West
Huntsville, AL 35801

FORECLOSURE DEED


20131118000451200 1/5 \$33.00
Shelby Cnty Judge of Probate, AL
11/18/2013 12:35:22 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore to-wit: Roger D. Barker, husband and Marion K. Barker, wife ("Mortgagors"), executed a certain mortgage in favor of Cadence Bank, N.A. formerly known as Superior Bank, National Association successor in interest to Superior Bank formerly known as The Bank ("Cadence Bank, N.A." or "Mortgagee"), dated June 29, 2004 and recorded July 21, 2004 in the Office of the Judge of Probate of Shelby County, Alabama in Instrument # 20040721000404810, amended by instrument recorded in Instrument # 20050317000120980 on March 17, 2005 and modified by instrument recorded in Instrument # 20050729000380800 on July 6, 2005 ("Mortgage"); and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage,

and the said Mortgagee did declare all of the indebtedness secured by 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 publication in *The Shelby County Reporter*, a newspaper of general circulation in Shelby County, Alabama, in its issues of October 16, 23 & 30, 2013; and,

WHEREAS, on November 7, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Mortgagee did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Cadence Bank, N.A., in the amount of Six Hundred Sixteen Thousand Nine Hundred Eighty Four and no/100 Dollars (\$616,984.00) which sum was offered to be credited to the indebtedness secured by said mortgage and said property was thereupon sold to Cadence Bank; and,

WHEREAS, Robert H. Adams, agent and attorney-in-fact for Mortgagee, acted as auctioneer as provided in said Mortgage and conducted the said sale; 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 purchase price of Six Hundred Sixteen Thousand Nine Hundred Eighty Four and no/100 Dollars (\$616,984.00), Roger D. Barker, husband and Marion K. Barker, wife, Mortgagors, by and through the said Robert H.

Adams, agent and attorney-in-fact for Mortgagee, do grant, bargain, sell and convey unto the said Cadence Bank, N.A, all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to wit:

Lot 2124, according to the survey of Brook Highland, an Eddleman Community, 21st Sector, as recorded in Map Book 18, Page 52 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record which take priority over the Mortgage.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said Cadence Bank, N.A., its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem.

IN WITNESS WHEREOF, the said Cadence Bank, N.A., by Robert H. Adams, agent and attorney-in-fact for Cadence Bank, N.A., as auctioneer conducting said sale, has caused these presents to be executed on this, the 7th day of November, 2013.

BY: Robert H. Adams
Robert H. Adams, agent and attorney-in-fact
for Cadence Bank, N.A, as Auctioneer

BY: Robert H. Adams
Robert H. Adams, agent and attorney-in-fact
for Roger D. Barker, husband and Marion K.
Barker, wife, Mortgagors

BY: Robert H. Adams
Robert H. Adams, as Auctioneer conducting
said sale

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert H. Adams, whose name as agent and attorney-in-fact for Cadence Bank, N.A., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, in his capacity as such agent and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of November, 2013.

Mary J. Barnett
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 17, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert H. Adams, whose name as agent and attorney-in-fact for Roger D. Barker, husband and Marion K. Barker, wife, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, that he, in his capacity as such agent and attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of November, 2013.

Mary J. Barnett
Notary Public

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MY COMMISSION EXPIRES: Nov 17, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert H. Adams, whose name as auctioneer conducting said sale, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, that he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of November, 2013.

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