

This instrument was prepared by:
Judd J. Anderton
Balch & Bingham LLP
Post Office Box 306
Birmingham, Alabama 35201-0306

Send tax notice to:
Cadence Bank, N.A.
Attn: Cindy Bush
2100 3rd Ave. North, Suite 1100
Birmingham, Alabama 35203

STATE OF ALABAMA)
)
SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: Joseph Richard Shahid and Alexander George Shahid (together, the "Mortgagor"), among others, did execute in favor of The Bank, an Alabama banking corporation, that certain Mortgage, Assignment of Rents and Leases, and Security Agreement dated May 10, 2000 (the "Mortgage"), recorded in Instrument Number 2000-15664 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Court"); and

WHEREAS, default was made in the payment of the indebtedness secured by the Mortgage and Cadence Bank, N.A., a national banking association ("Cadence Bank"), as successor by merger to Superior Bank, National Association, a national banking association, as purchaser and assignee from the Federal Deposit Insurance Corporation, as receiver of Superior Bank, a federal savings bank (as successor by merger to The Bank, a federal savings bank, as successor by merger to The Bank, an Alabama banking corporation), pursuant to that certain Purchase and Assumption Agreement dated as of April 15, 2011, and as evidenced by that certain Assignment of Security Instruments and Other Loan Documents recorded in Instrument Number 20110613000173700 in the Probate Court, did declare all of the indebtedness secured by the Mortgage due and payable and did give due and proper notice of the foreclosure of the Mortgage, in accordance with the terms thereof, by publication in the *Shelby County Reporter*, newspaper of general circulation published in Shelby County, Alabama, in its issues of November 20, 2013, November 27, 2013 and December 4, 2013; and

WHEREAS, on December 12, 2013, the day on which the foreclosure sale was due to be held under the terms of said notice of foreclosure, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Cadence Bank did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described, to-wit:

A parcel of land located in the SE ¼ of the NW ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said ¼ - ¼ section; thence run North along the West ¼ - ¼ line a distance of 862.08 feet to the point of beginning; thence turn right 103 degrees 43 minutes a distance of 201.01 feet; thence turn left 89 degrees 09 minutes a distance of 209.64 feet; thence turn left 90 degrees 47 minutes a distance of 243.54 feet to the Easterly right of way of U.S. Highway #31; said point being on the arc of a curve to the right having a central angle of 31 degrees

40 minutes and a radius of 2010.08 feet; thence turn left 96 degrees 34 minutes to the chord of a segment of said curve a distance of 211.25 feet along said chord; (the segment of said curve has a central angle of 06 degrees 01 minutes 27 seconds); thence turn left from said chord 83 degrees 30 minutes a distance of 15.47 feet to the point of beginning.

WHEREAS, the highest and best bid obtained for the above-described property was the bid of Cadence Bank in the amount of Two Hundred Eighty-Eight Thousand Five Hundred Thirty-Six and No/100 Dollars (\$288,536.00), which sum was offered to be credited against the indebtedness secured by the Mortgage, and said property was thereupon sold to Cadence Bank; and

WHEREAS, Judd J. Anderton conducted said sale on behalf of the Mortgagor and Cadence Bank; and

WHEREAS, the Mortgage expressly authorizes the person conducting the 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 bid of Two Hundred Eighty-Eight Thousand Five Hundred Thirty-Six and No/100 Dollars (\$288,536.00), the Mortgagor, acting by and through Cadence Bank, mortgagee, by and through Judd J. Anderton, as auctioneer and the person conducting the sale on behalf of the mortgagee, does hereby grant, bargain, sell and convey unto Cadence Bank, the following real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North along the West $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 862.08 feet to the point of beginning; thence turn right 103 degrees 43 minutes a distance of 201.01 feet; thence turn left 89 degrees 09 minutes a distance of 209.64 feet; thence turn left 90 degrees 47 minutes a distance of 243.54 feet to the Easterly right of way of U.S. Highway #31; said point being on the arc of a curve to the right having a central angle of 31 degrees 40 minutes and a radius of 2010.08 feet; thence turn left 96 degrees 34 minutes to the chord of a segment of said curve a distance of 211.25 feet along said chord; (the segment of said curve has a central angle of 06 degrees 01 minutes 27 seconds); thence turn left from said chord 83 degrees 30 minutes a distance of 15.47 feet to the point of beginning.

TO HAVE AND TO HOLD THE above-described property unto Cadence Bank, its successors and assigns forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem, and any taxes which may be due.

IN WITNESS WHEREOF, Cadence Bank has caused this instrument to be executed by Judd J. Anderton, as auctioneer and the person conducting said sale for the mortgagee, and in witness whereof Judd J. Anderton has executed this instrument in his capacity as such auctioneer on December 12, 2013.

**Joseph Richard Shahid and Alexander George Shahid
Mortgagor**

By: Cadence Bank, N.A.
Mortgagee

By: Judd J. Anderton
Judd J. Anderton, as Auctioneer and the person
conducting said sale for the Mortgagee

**Cadence Bank, N.A., a national banking association
Mortgagee**

By: Judd J. Anderton
Judd J. Anderton, as Auctioneer and the person
conducting said sale for the Mortgagee

Judd J. Anderton
Judd J. Anderton, as Auctioneer and the person
conducting said sale for the Mortgagee

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Judd J. Anderton, whose name as Auctioneer and the person conducting said sale for the Mortgagee is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee, and with full authority, executed this instrument voluntarily on the day that bears the same date.

Given under my hand on December 12, 2013.

My Commission Expires:

10/13/17

Musten Hudig
Notary Public

[NOTARY SEAL]

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | | | |
|------------------|---|----------------------------|---|
| Grantor's Name | Joseph Richard Shahid | Grantee's Name | Cadence Bank NA |
| Mailing Address | Alexander George Shahid 3507 Highway 31 South Pelham, Alabama 35124 | Mailing Address | 2100 3rd Avenue North Suite 1100 Birmingham, AL 35203 |
| Property Address | 3507 Highway 31 South Pelham, Alabama 35124 | Date of Sale | 12/12/2013 |
| | | Total Purchase Price \$ | 288,536.00 |
| | | or | |
| | | Actual Value | \$ |
| | | or | |
| | | Assessor's Market Value \$ | |

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

| | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Foreclosure Deed |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/12/13

Print Judd J. Anderton

Unattested

Sign

Judd Anderton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20131212000478130 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/12/2013 11:10:07 AM FILED/CERT