

SEND TAX NOTICE TO:
RoundPoint Mortgage Servicing Corporation
5032 Parkway Plaza Blvd.
Charlotte, NC 28217

STATE OF ALABAMA)

SHELBY COUNTY)

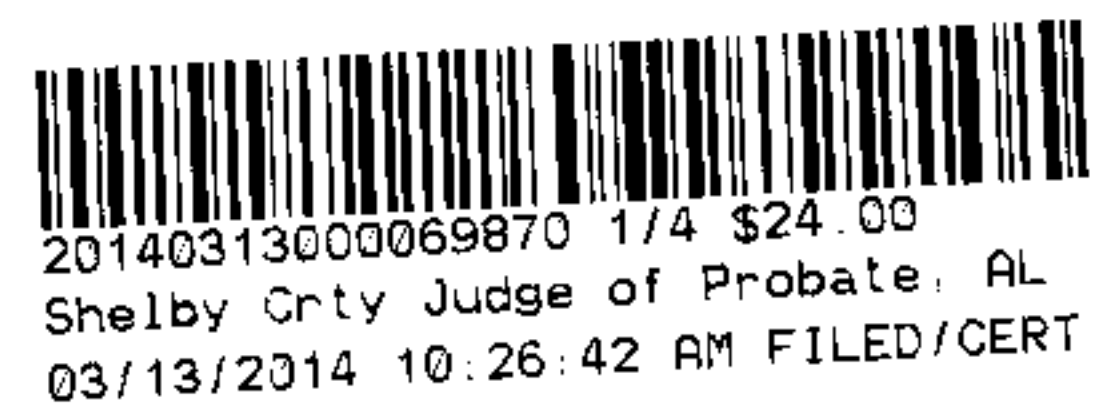
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of March, 2006, Pamela C. Pledger, a single woman, 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 20060404000154210, and

WHEREAS, in and by said mortgage, the Transferee 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee 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, National Association successor by merger to Superior Bank, National Association fka Superior Bank, FSB 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 January 15, 2014, January 22, 2014, and January 29, 2014; and



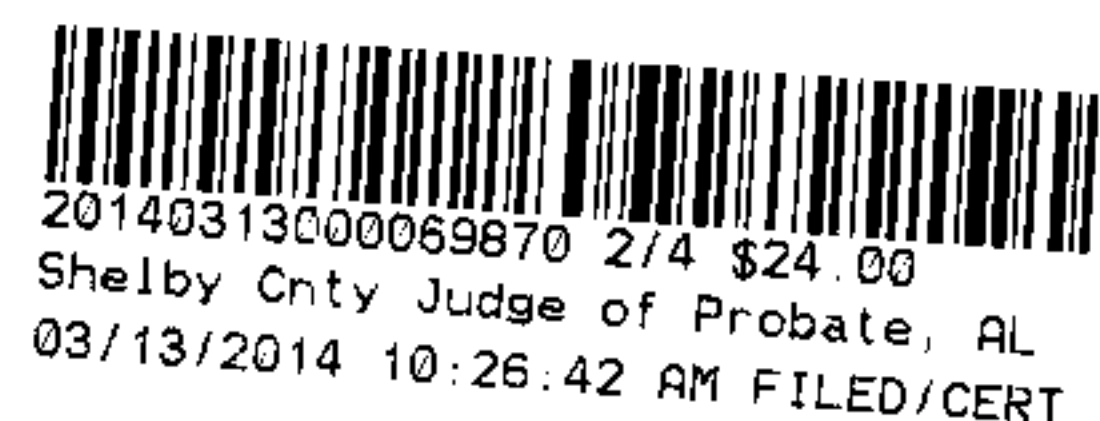
WHEREAS, on March 3, 2014, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Cadence Bank, National Association successor by merger to Superior Bank, National Association fka Superior Bank, FSB 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, National Association successor by merger to Superior Bank, National Association fka Superior Bank, FSB; and

WHEREAS, Cadence Bank, National Association successor by merger to Superior Bank, National Association fka Superior Bank, FSB was the highest bidder and best bidder in the amount of One Hundred Forty-Seven Thousand Two Hundred Thirty-Four And 22/100 Dollars (\$147,234.22) on the indebtedness secured by said mortgage, the said Cadence Bank, National Association successor by merger to Superior Bank, National Association fka Superior Bank, FSB, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Cadence Bank, National Association successor by merger to Superior Bank, National Association fka Superior Bank, FSB all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2-23, according to the Plat of Chelsea Park 2nd Sector as recorded in Map Book 34, Page 22 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Cadence Bank, National Association successor by merger to Superior Bank, National Association fka Superior Bank, FSB 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, National Association successor by merger to Superior Bank, National Association fka Superior Bank, FSB, 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 4 day of March, 2014.

Cadence Bank, National Association successor
by merger to Superior Bank, National
Association fka Superior Bank, FSB

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
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, National Association successor by merger to Superior Bank, National Association fka Superior Bank, FSB, 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 4 day of March, 2014.



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

Stanley Ray Fowler Jr.
Notary Public
My Commission Expires: _____

20140313000069870 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/13/2014 10:26:42 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Cadence Bank, National
Association successor by merger
to Superior Bank, National
Association fka Superior Bank,
FSB

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

Property Address 3005 Madison Lane
Chelsea, AL 35043

Grantee's Name Cadence Bank, National
Association successor by merger
to Superior Bank, National
Association fka Superior Bank,
FSB

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

Date of Sale 3/3/2014

Total Purchase Price \$147,234.22

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)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

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

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

☐ Unattested

(verified by)

Print Heidi Peebles, foreclosure specialist

Sign Heidi Peebles
(Grantor/Grantee/Owner/Agent) circle one


20140313000069870 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/13/2014 10:26:42 AM FILED/CERT