

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: Crowder Custom Builders, Inc., an Alabama corporation (the "Mortgagor"), did execute in favor of Superior Bank, a federal savings bank (the "Mortgagee"), that certain Real Estate Mortgage dated November 30, 2006 (the "Mortgage"), recorded in Instrument Number 20071005000466100 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Court"), as modified by that certain Amendment to Mortgages and Amendment to Assignments of Leases and Rents dated July 15, 2012, recorded in Instrument Number 20120820000307740 in 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 the Mortgagee, pursuant to that certain Purchase and Assumption Agreement dated 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 February 19, 2014, February 26, 2014 and March 5, 2014; and

WHEREAS, on March 14, 2014, 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:

LOTS 1, 2, 4, 7, 15, 16, 18 AND 20, ACCORDING TO THE
SURVEY OF CHELSEA SQUARE, AS A RESIDENTIAL
SUBDIVISION, AS RECORDED IN THE MAP BOOK 33,
PAGE 51, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA, BEING SITUATED IN
SHELBY COUNTY, ALABAMA.

WHEREAS, the highest and best bid obtained for the above-described property contained in the Mortgage was the bid of Cadence Bank in the amount of Sixty Thousand One Hundred Twenty


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Shelby Cnty Judge of Probate, AL
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and No/100 Dollars (\$60,120.00), 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 Sixty Thousand One Hundred Twenty and No/100 Dollars (\$60,120.00), the Mortgagor, acting by and through Cadence Bank, the 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:


LOTS 1, 2, 4, 7, 15, 16, 18 AND 20, ACCORDING TO THE
SURVEY OF CHELSEA SQUARE, AS A RESIDENTIAL
SUBDIVISION, AS RECORDED IN THE MAP BOOK 33,
PAGE 51, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA, BEING SITUATED IN
SHELBY COUNTY, ALABAMA.

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 March 14, 2014.

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[Signatures on following page]


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Crowder Custom Builders, Inc.
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.
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.

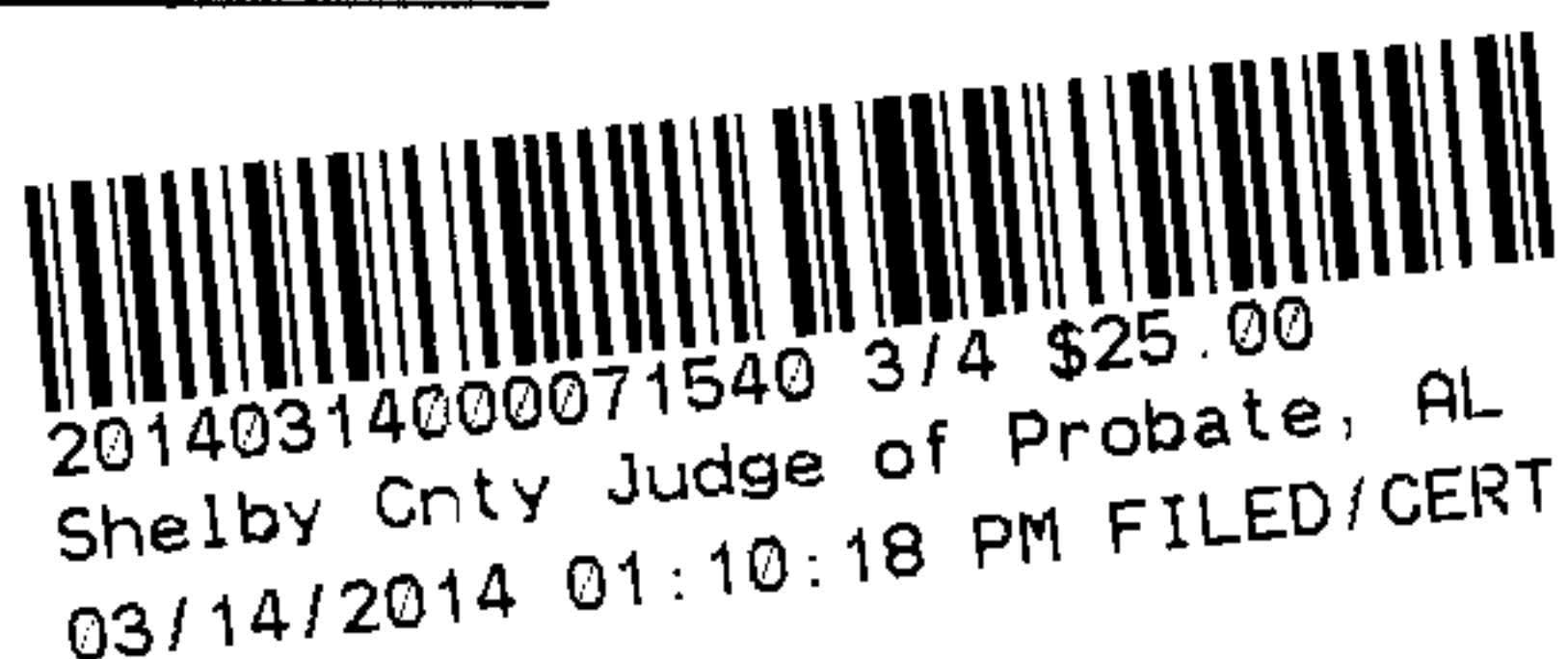
Given under my hand on March 14, 2014.

Musta Hardy
Notary Public

My Commission Expires:

10/13/17

[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 Crowder Custom Builders
Mailing Address 3420 Mountainside Rd
Birmingham, AL 35243

Grantee's Name Cadence Bank, N.A.
Mailing Address 2100 3rd Ave N
Suite 1100
Birmingham, AL 35203

Property Address Lots in Chelsea Square

Date of Sale 3/14/2014
Total Purchase Price \$60,120
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 Deed

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 3/14/14

Print JVDD ANDERTON

☐ Unattested

Sign JVDD ANDERTON

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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