

This instrument was prepared by:  
Harold H. Goings  
Spain & Gillon, LLC  
2117 2nd Avenue North  
Birmingham, AL 35203

*GRANTOR/GRANTEE ADDRESS*  
Send Tax Notes to:  
Cadence Bank, N. A.  
2202 Timberloch Place,  
Suite 125  
The Woodlands, TX 77380

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

## MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit: June 30, 2011, Derrick J. Richburg, a single man, executed, a certain mortgage on the property hereinafter described to Cadence Bank, N.A., successor by merger with Superior Bank, N.A., as successor to Superior Bank, [The FDIC was the legal successor, as Receiver, of the assets and liabilities of Superior Bank, pursuant to 12 U.S.C. 1821 (d)(2)(A). The FDIC as Receiver entered into a Purchase and Assumption Agreement on April 15, 2011, whereby Superior Bank, N.A. purchased from the FDIC as Receiver the subject loan payable to Superior Bank] as recorded in instrument 20110711000200630, in the Probate Office of Shelby County, Alabama, and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured 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 city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Cadence Bank, N.A. 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 by publication in Shelby County Journal, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of February 18, February 25 and March 4, 2015; and

WHEREAS, on March 18, 2015, the day on which the foreclosure was due to be held under the terms of said notice, between legal hours of sale, said foreclosure was duly and properly conducted, and Cadence Bank, N. A. did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Harold H. Goings was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Cadence Bank, N.A.; and

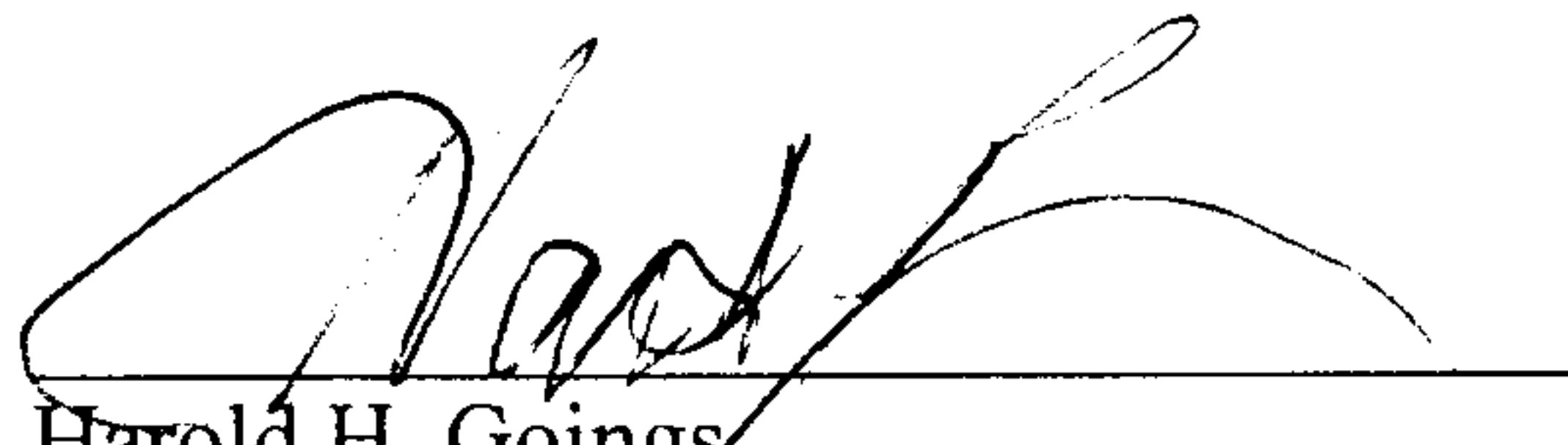
WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Cadence Bank, N.A. the amount of Ninety Three Thousand and Six Hundred and 00/100 (93,600.00), which sum of money Cadence Bank, N.A. offered to credit on the indebtedness secured by said mortgage, the said Cadence Bank, N.A. by and through Harold H. Goings, as Auctioneer conducting said sale and as attorney in fact for Cadence Bank, N.A., and the said Harold H. Goings as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Cadence Bank, N.A. the following real property and improvements situated in Shelby County, Alabama:

**Lot 54, according to the Final Plat of Shiloh Creek, Sector one, Plat One, as recorded in Map Book 38, page 54, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD the above described property to Cadence Bank, N.A., subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.




IN WITNESS WHEREOF, Cadence Bank, N.A. has caused this instrument to be executed by and through Harold H. Goings as Auctioneer conducting said sale, and as Attorney in Fact, and Harold H. Goings as Auctioneer conducting said sale has hereto set his hand and seal on this the 18<sup>th</sup> day of March, 2015.

  
Harold H. Goings  
as Auctioneer and Attorney in Fact


STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that Harold H. Goings, whose name as Auctioneer 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 the conveyance, he, in his capacity as said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18<sup>th</sup> day of March, 2015.

  
Notary Public

My Commission Expires: 7-21-15

  
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Shelby Cnty Judge of Probate, AL  
03/18/2015 11:03:42 AM FILED/CERT