

SEND TAX NOTICE TO:  
Cadence Bank, N.A.  
3500 Colonnade Parkway, Suite 600  
Birmingham, AL 35243

20180425000138590  
04/25/2018 09:52:35 AM  
FCDEEDS 1/4

STATE OF ALABAMA            )  
SHELBY COUNTY                )

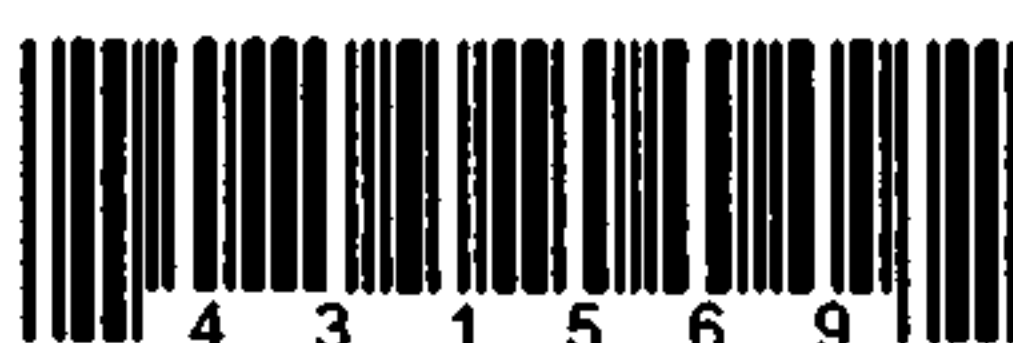
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of December, 2006, Tuan T. Huynh aka Tuan Huynh, a married man, and Sheila M. Alvarado aka Sheila F. Alvarado, unmarried 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 20070104000002750 , and

WHEREAS, in and by said mortgage, the Mortgagee 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 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 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 with Superior Bank, National Association f/k/a Superior Bank 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 March 14, 2018, March 21, 2018, and March 28, 2018; and

WHEREAS, on April 13, 2018, 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 with Superior Bank, National Association f/k/a Superior Bank 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, Cadence Bank, National Association, successor by merger with Superior Bank, National Association f/k/a Superior Bank was the highest bidder and best bidder in the amount of Eighty-Eight Thousand Two Hundred And 00/100 Dollars (\$88,200.00) on the indebtedness secured by said mortgage, the said Cadence Bank, National Association, successor by merger with Superior Bank, National Association f/k/a Superior Bank, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Cadence Bank, National Association, successor by merger with Superior Bank, National Association f/k/a Superior Bank all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Unit 1305, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium, a Plan, is attached as Exhibit A thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit D, together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit C of said Declaration of Condominium of Horizon, a Condominium.

TO HAVE AND TO HOLD the above described property unto Cadence Bank, National Association, successor by merger with Superior Bank, National Association f/k/a Superior Bank 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 with Superior Bank, National Association f/k/a Superior Bank, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Mortgagee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 23 day of April, 2018.

Cadence Bank, National Association, successor  
by merger with Superior Bank, National  
Association f/k/a Superior Bank

By: Red Mountain Title, LLC  
Its: Auctioneer

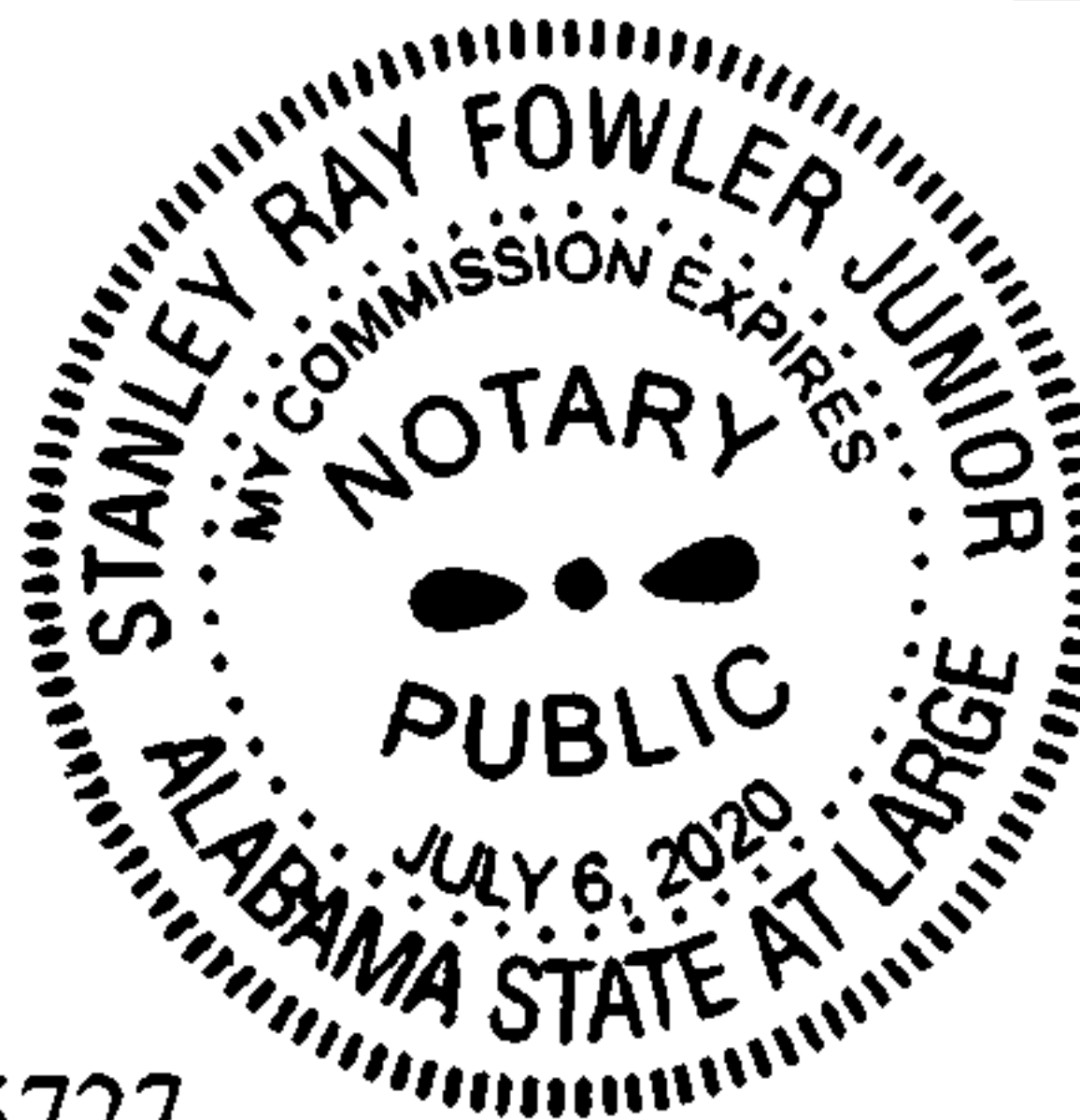
By: [Signature]

STATE OF ALABAMA )

JEFFERSON COUNTY )

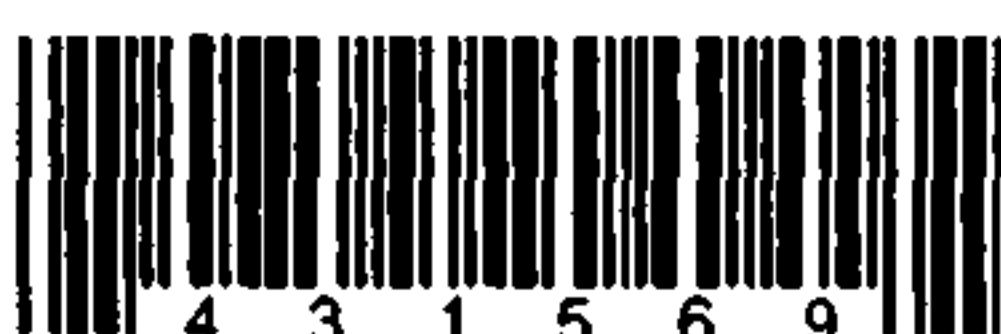
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Cadence Bank, National Association, successor by merger with Superior Bank, National Association f/k/a Superior Bank, 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/she, as such auctioneer and with full authority, executed the same voluntarily 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 23 day of April, 2018.



[Signature]  
Notary Public  
My Commission Expires: [Signature]

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



**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 with Superior Bank,  
National Association f/k/a  
Superior Bank  
c/o Cadence Bank, N.A.

Grantee's Name Cadence Bank, National  
Association, successor by merger  
with Superior Bank, National  
Association f/k/a Superior Bank  
c/o Cadence Bank, N.A.

Mailing Address 3500 Colonnade Parkway, Suite  
600  
Birmingham, AL 35243

Mailing Address 3500 Colonnade Parkway, Suite  
600  
Birmingham, AL 35243

Property Address 1305 Morning Sun Circle  
Birmingham, AL 35242

Date of Sale 04/13/2018

Total Purchase Price \$88,200.00  
 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)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Foreclosure Bid Price  
☐ 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.

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 4/16/18

Print Tiffany Sides  
 Sign Tiffany Sides  
 (Grantor / Grantee / Owner / Agent) circle one

☐ Unattested \_\_\_\_\_  
 (verified by)



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/25/2018 09:52:35 AM  
 \$25.00 CHERRY  
 20180425000138590