

16946

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by SHELBY ENTERPRISES, INC., a Corporation, and recorded in Mortgage Book 328, page 45, in the Probate Records of Shelby County, Alabama, which mortgage described the real estate hereinafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash after giving twenty-one days' notice by publication once a week for three consecutive weeks of the time, place and terms of sale, by publishing the same in a newspaper published in Shelby County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity or default of the same; and

WHEREAS, Margie Collins did cause notice of the time, place and terms of sale of said real estate to be given in full compliance with the law of the State of Alabama, in the Shelby County Reporter in the issues of said paper published in Shelby County, Alabama, on September 19, 26, and October 3, 1974; and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 14th day of November, 1974, and at said sale said real estate was purchased by MARGIE COLLINS for the sum of \$13,741.77 which said sum of money was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of \$13,741.77, by crediting the same upon the mortgaged indebtedness secured by said mortgage, said MARGIE COLLINS and FRANK C. ELLIS, JR, as Auctioneer, do hereby grant, bargain, sell and convey unto the said MARGIE COLLINS the following described real estate lying and situated in Shelby County, Alabama, to-wit:

A tract of land in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, described as follows, to-wit: Beginning at the SW corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section and run North along the West line North 2 deg. 30' West 591 feet; thence North 86 deg. East a distance of 617.52 feet to an iron pin; thence turn an angle of 88 deg. 14' right and run in a Southerly direction to a point on the South boundary of said Quarter Quarter Section, which point is 604 feet East of the point of beginning; thence run Westerly along the South boundary of said Quarter Quarter Section 604 feet to point of beginning. Except Right of way of Shelby County Highway No. 12. Except the East 180 feet of said above property.

TO HAVE AND TO HOLD the above described premises unto the said MARGIE COLLINS, her heirs, successors and assigns, forever.

IN WITNESS WHEREOF, said MARGIE COLLINS acting by and through Frank C. Ellis, Jr., Attorney in Fact and Auctioneer and FRANK C. ELLIS, JR., Attorney in Fact, have hereunto set their hands and seals on this the 14th day of November, 1974.

19750814000043990 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/14/1975 12:00:00AM FILED/CERT

MARGIE COLLINS

By

Attorney in Fact and Auctioneer

FRANK C. ELLIS, JR.,

By

Auctioneer

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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANK C. ELLIS, JR., who is known to me, and whose name as Attorney in Fact and Auctioneer 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, as such Attorney in Fact and as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14th day of November, 1974.

Lance Brasher
Notary Public



19750814000043990 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/14/1975 12:00:00AM FILED/CERT

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1975 AUG 14 AM 8:54

Need Tap. 50

Conrad W. Brasher
JUDGE OF PROBATE