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19800523000056870 Pg 1/3 .00  
Shelby Cnty Judge of Probate, AL  
05/23/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by:

Name: William H. Halbrooks

Address: 1933 Montgomery Highway, Birmingham, AL, 35209

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STATE OF ALABAMA )  
COUNTY OF SHELBY ) : MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on to-wit, October 15, 1979, Billy Joe Nicholson and wife, Barbara Nicholson executed a certain mortgage on the property hereinafter described to Curtis Mims and Kim Mims as recorded in Mortgage Volume 402, Page 381 in the Probate Office of Shelby County, Alabama.

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 therefor, and;

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Curtis Mims and Kim Mims 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 the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 1, May 8 and May 15, 1980.

WHEREAS, on May 23, 1980, 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 Curtis Mims and Kim Mims did offer for sale and sell at public outcry in front of the Courthouse at Shelby County, Alabama, the property hereinafter described, and;

WILLIAM H. HALBROOKS  
ATTORNEY AT LAW

CORLEY, MONCUS, HALBROOKS  
& GOINGS  
1933 MONTGOMERY HIGHWAY  
BIRMINGHAM, ALABAMA 35209 PHONE (205) 939-0811

BOOK 326 PAGE 521



WHEREAS, William H. Halbrooks was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Curtis Mims and Kim Mims, and;

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Curtis Mims AND Kim Mims in the amount of Six Thousand Nine Hundred Sixty Five & 80/100 Dollars, which sum of money said mortgagee offered to credit on the indebtedness secured by said mortgage, the said Curtis Mims and Kim Mims by and through William H. Halbrooks as Auctioneer conducting said sale and as attorney in fact for Curtis Mims and Kim Mims and the said William H. Halbrooks as Auctioneer conducting said sale, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Curtis Mims AND Kim Mims the following described property situated in Shelby County, Alabama, to-wit:

Lot 50, according to the Survey of Deer Springs Estates, as recorded in Map Book 5, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Curtis Mims AND Kim Mims, 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, Curtis Mims and Kim Mims have caused this instrument to be executed by and through William H. Halbrooks as Auctioneer conducting said sale, and as Attorney in Fact, and William H. Halbrooks as Auctioneer conducting said sale has hereto set his hand and seal on this the 23rd day of May, 1980.

William H. Halbrooks  
William H. Halbrooks  
as Auctioneer and Attorney in Fact

William H. Halbrooks  
William H. Halbrooks  
as Auctioneer conducting said sale

STATE OF ALABAMA     )  
                              :  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that William H. Halbrooks whose name as Auctioneer and Attorney in Fact for Curtis Mims and Kim Mims 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 23 day of May, 1980.

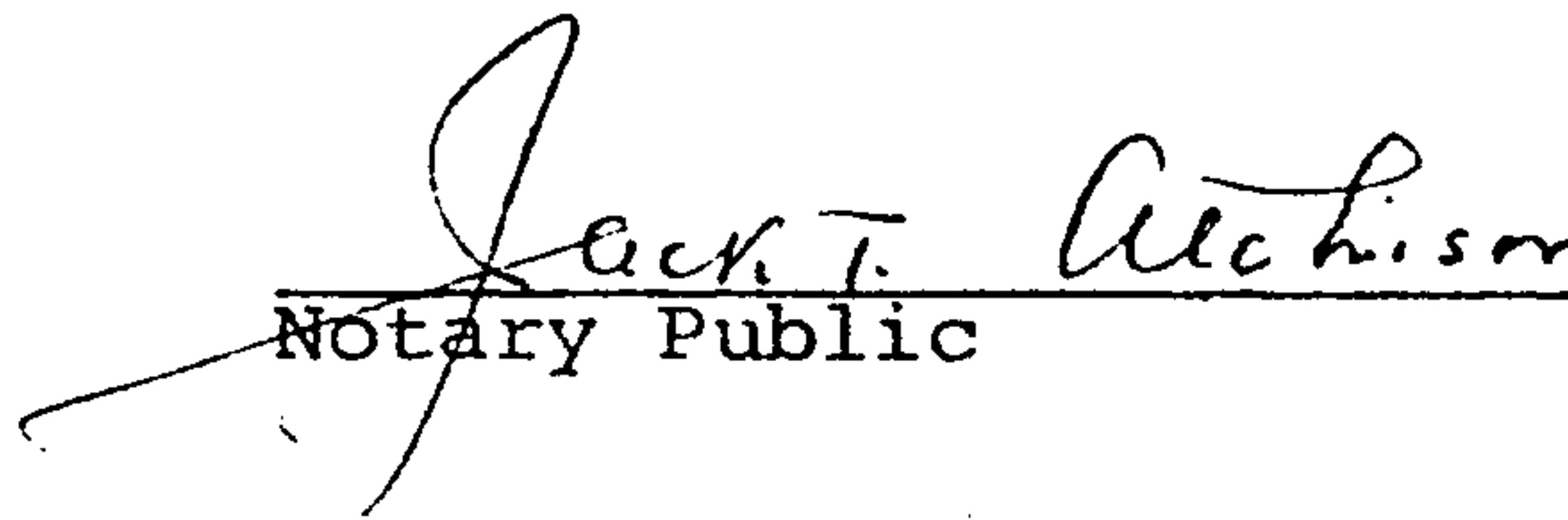
  
Notary Public

STATE OF ALABAMA     )  
                                  :  
COUNTY OF SHELBY    )

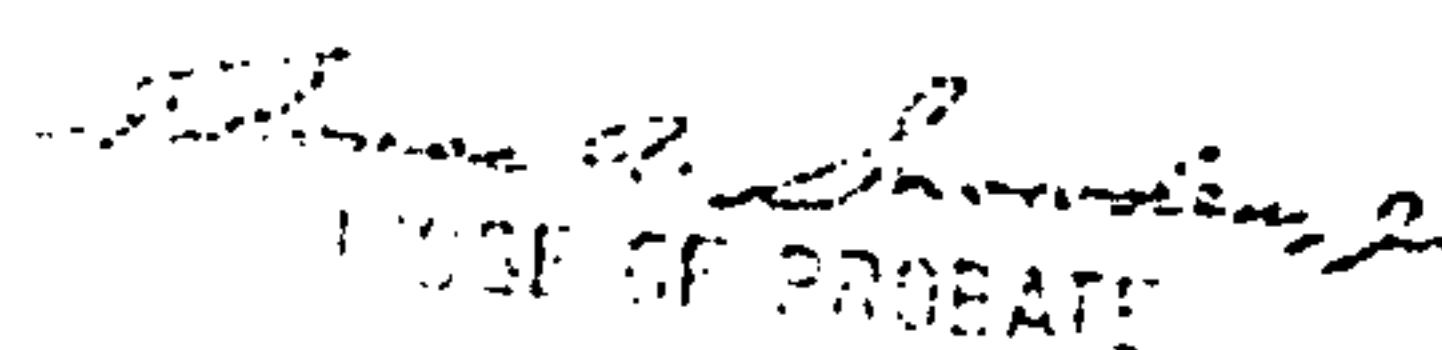
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I, the undersigned, a Notary Public for the State of Alabama, and said County, hereby certify that William H. Halbrooks, whose name as Auctioneer is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 23 day of May, 1980.

  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
WAS FILED  
1980 MAY 23 PM 1:56

  
AUCTIONEER

NO TAX COLLECTED

Rec. 4.50  
Ind. 1.00  

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5.50