

This instrument was prepared by: ⁵¹⁵
✓ CONWILL & JUSTICE, P.C.
ATTORNEYS AT LAW, P.O. BOX 557
COLUMBIANA, ALABAMA 35051

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY

That whereas, heretofore, on, to-wit, February 2, 1988, David Bruce Windham, executed a certain mortgage on real property hereinafter described to Guy Clayton Johnson which said mortgage is recorded in Real Book 169, page 748, in the Office of The Judge of Probate 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Guy Clayton Johnson did declare all of the indebtedness secured by said mortgage due and payable and the 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 August 10, August 17, and August 24, 1988, to be held on September 2, 1988;

WHEREAS, on September 2, 1988, 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 Guy Clayton Johnson did offer for sale and sell at public outcry in front

BOOK 203 PAGE 471

of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, William R. Justice was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Guy Clayton Johnson and whereas the said Guy Clayton Johnson was the highest bidder and best bidder, in the amount of Eight Thousand Four Hundred Forty-four and 17/100 (18,444.17) Dollars on the indebtedness secured by said Mortgage, the said Guy Clayton Johnson, by and through William R. Justice, as auctioneer conducting said sale, and as Attorney-in-fact for Guy Clayton Johnson, mortgagees, and David Bruce Windham, by and through William R. Justice, as auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Guy Clayton Johnson the following described property situated in Shelby County, Alabama:

That certain parcel of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, Township 18, Range 2 East, and lying East of the Beulah Baptist Church Lot, and West of the Harpersville Public Road, and more particularly described as follows: Commencing at the Southwest corner of the Beulah Baptist Church Lot, which is the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 30, and which said point is in the center of the Pumpkin Swamp Public Road, and run thence East along the South line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 30, for a distance of 312 feet to the Southeast corner of the Beulah Baptist Church Lot, which is marked by an oak tree, for a point of beginning of the tract of land herein described and conveyed; run thence in a Northerly direction along the East line of the Beulah Baptist Church Lot a distance of 291 feet, more or less, to an old road leading from Pumpkin Swamp Road to the Harpersville Road; run thence in an Easterly direction along the center line of said old road a distance of 946 feet, more or less, to the Harpersville Public road; run thence in a Southerly direction along the West side of Harpersville Public Road a distance of 170 feet, more or less, to the South line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; run thence West along the South line of said NE $\frac{1}{4}$ of said NW $\frac{1}{4}$ of said Section 30 a distance of 988 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Guy Clayton Johnson, his 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 of the State of Alabama.

IN WITNESS WHEREOF, Guy Clayton Johnson, as Mortgagee, and David Bruce Windham, have caused this instrument to be executed by and through William R. Justice, as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and William R. Justice, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this

the 2nd day of September, 1988.

David Bruce Windham

Guy Clayton Johnson,
Mortgagee,

By William R. Justice
Auctioneer and Attorney-in-fact

By William R. Justice
Auctioneer and Attorney-in-fact

William R. Justice
Auctioneer and Attorney-in-fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that William R. Justice, whose name as Auctioneer and Attorney-in-fact for Guy Clayton Johnson, Mortgagee; and David Bruce Windham 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 such Auctioneer and Attorney-in-fact, 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 2nd day of September, 1988.

Benita Y. Dardson
Notary Public

BOOK 203 PAGE 473

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, do hereby certify the William R. Justice, 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 2nd day of September 1988.

Benita Y. Dardson
Notary Public

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

88 SEP -8 AM 9:55

Foreclosure
Thomas A. Snowden
JUDGE OF PROBATE

1. Doc. Tax \$ _____
2. Mig. Tax _____
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 8.50