Mortgage Co
to
R M Nelson
150

Know all men by these presents that whereas John H Ballin & Willie A Ballin his wife of Shelby county Alabama did on the Eighteenth 18 day of April 1889 executed & delivir to Land Mortgage Investment & Agency Co of America Limited a certain mortgage on the following described lands lying & being in said county of Shelby State of Alabama, to wit
North west quarter of south west quarter & south west quarter of south west quarter of section (29) & east half of south East quarter of section (30) all in Township 20 Range 2 east Containing in the aggregate (140) acres more or less which said mortgage was given to secure an indebtedness therein specifically described & is duly recorded in book 23 of Mortgages page 249 et seq in the office of the Judge of Probate of said county of Shelby Alabama & whereas the said John H Ballin having failed to pay said indebtedness secured by said mortgage according to the contract & having made default therein & having failed to keep & perform the stipulations & agreements entered into by him the said Land Mortgage Investment & Agency Co of America Limited proceeded to execute the option given them by the terms of said mortgage & declared the whole amount of said indebtedness due & payable & said John H Ballin having failed on demand made to pay said indebtedness the said Land Mortgage Investment & Agency Co of America Limited proceeded to foreclose said mortgage by selling the land therein described at public outcry for cash in front of the Court House door in the Town of Columbiana Shelby County Alabama during the legal hours of sale on Monday the 24 day of August A D 1891 having first given thirty days notice of the time place & terms of sale together with a description of the property which said notice was given by advertising the same in the Shelby News a weekly newspaper published in said Shelby county State of Alabama at least three times before the day of sale at which sale Richard M Nelson being the highest best & last bidder purchased said property at & for the sum of Seven Hundred & Seventeen & 87/100 dollars cash & on therefore in consideration of said sum of Seven Hundred & Seventeen & 87/100 dollars to me in hand paid by Richard M Nelson the receipt whereof is hereby acknowledged we Land Mortgage Investment & Agency Co of America Limited the said mortgagee under & by virtue of the power contained in said mortgage above referred to &

with express reference to said power have granted bargained & sold & do by these presents grant bargain sell & convey unto said Richard M Nelson his heirs & assigns all & singular the property herein above described together with all the tenements & hereditaments thereunto appertaining or belonging but no warranty is hereby intended To have & to hold unto said Richard M Nelson his heirs & assigns in fee simple forever In testimony whereof the said Land Mortgage Investment & Agency Co of America Limited has caused its signature & its corporate seal to be hereto attached by its officers duly authorized & empowered so to do & whereas said Land Mortgage Investment & Agency Co of America Limited has no such officer as President therefore Henry Seymour King a director & George Rendlesham Prescott a director of said Corporation together with Alexander Charles Frolman Acting Secretary thereof have hereunto set their hands for & in behalf of said Company as duly authorized & the said Henry Seymour King has affixed the corporate seal of said Company hereto this the fifth (5) day of October one thousand eight Hundred & ninety one

(Seal)

H S King G R Prescott ~~Alex C Frolman~~ } Directors
Alex C Frolman Acting Secretary

Kingdom of Great Britain,
City of London England } I Frederick James Naylor of the City of London Notary Public duly admitted & sworn practicing in & for the said City do hereby certify that Henry Seymour King & George Rendlesham Prescott two of the Directors & Alexander Charles Frolman acting Secretary of the Land Mortgage Investment & Agency Co of America Limited whose names are signed to the foregoing conveyance as such officers of the said Company & who are known to me acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day same bears date Given under my hand & official seal this the fifth (5) day of October A D 1891.

Frederick J Naylor Not Pub

(N P Seal)

Filed for Record Oct 24 1891, & Recorded
R M Cobb Judge of Probate,