Miller to Miller

State of Alabama, Shelby County } Whereas, William Kirkpatrick and Sarah Kirkpatrick did by their mortgage deed, dated the 7th day of April, 1897, duly recorded in Mortgage book No. 43 pages 217 & 220, in the office of the Judge of Probate of said County, convey the premises, hereinafter described to one Ada T. McGuire, which said mortgage has by deed of assignment, dated the 19th day of April, 1897, and recorded in Book No. P in said office, been assigned to Frank Miller and Jessie B. Miller, hereinafter named; and, whereas, in and by said mortgage deed, the grantors therein named, their executors, administrators or assigns, were authorized and empowered, upon any default in the payment of the principal sum of any part thereof secured by said mortgage, or of the interest thereon, to sell the said premises with all the improvements that might be made thereon, at public auction in the front of the Court house door in said county, first publishing a notice as therein required, and in their own name or names, or as the attorney of said grantor, to convey the same by proper deed, or deeds, to the purchaser or purchasers, absolutely and in fee simple, and authorizing the said Ada T. McGuire her agents or assigns to bid at said sale, and purchase said property, if the highest bidder therefor; and whereas, there has been such default, and notice has been published, and a sale has been made, as more particularly appears in and by the affidavits hereunto subjoined: Now, therefore, know all men by these presents, that, we, Frank Miller and Jessie B. Miller, duly authorized as aforesaid, did bid at said sale, and being the highest bidders therefor, said property was bought by us for the sum of four hundred dollars, and by virtue and in execution of the power contained in said mortgage deed as aforesaid, we do in consideration of the sum of four hundred dollars, by us bid for said property, and duly credited on said mortgage, the receipt whereof is hereby acknowledged,

give grant, bargain, sell and convey unto ourselves, our heirs and assigns, and to ourselves and to our heirs and assigns own use and behoof forever, the following described real estate situated in Shelby County and State of Alabama, to wit:

East half of N.W. quarter of N.E. quarter and S.W. quarter of N.E. quarter, S.W. half of S.E. quarter of N.E. quarter, also all that of S.E. quarter which is on the North West side of Cahaba Valley road, and which measures fifty six and five tenths acres (56.5) and a part of N.E. quarter of S.E. quarter all in Section 31, Township 19, Range 2 W. located between Cahaba Valley Road and Creek, containing seven and a half acres more or less described as follows, to wit; beginning at the intersection point of Cahaba Valley Road and East Line of Section 31 Township 19, S. Range 2 West, thence South 58 degrees 45 minutes West eight hundred and twenty feet, thence 45 degrees east nine hundred feet, to the intersection with Creek, thence up the Creek to its intersection with East line of Section 31, Township 19, S. Range 2, West, thence follow section line to Thos. B. Millers line, then follow said Millers line to Cahaba Valley road, all together one hundred and forty four and five tenths acres. In Witness Whereof, we the said Frank Miller and Jessie B. Miller have hereunto set our hands and seals, this 18th day of Dec. 1897.

Frank Miller (Seal)
Jessie B Miller (Seal)

In presence of
R H Walker
Albert M Johnson.

The State of Alabama } Before me W.C. Dunar, a
Shelby County. } Justice of the Peace in for said County personally appear. Frank Miller, who being duly sworn doth depose and say that there was default in the payment of the first note described in the mortgage referred to in this deed hereto attached, that notice of the mortgage sale referred to in this deed, was advertised for three successive weeks in The Chronicle; said notice having been ~~ad~~ inserted on the 18 day of November, 1897. that said premises as referred to and described

in said mortgage was sold in front of the Court House door in Columbiana within the legal hours of sale on credit: the 18th day of Dec. 1897, to the parties whose names are mentioned as the purchasers in the deed hereunto attached.

Frank Miller

Subscribed and sworn to in my presence this 12th day of January 1898.

W. C. Denson J.P.

The State of Alabama } I, W. B. Browne auctioneer,
Shelby County } hereby certify that I did on Saturday, the 18th day of December, 1897, at 12 M. o'clock in front of the Court House door, in the City of Columbiana, by virtue of a power of sale contained in a mortgage deed given by William Kirkpatrick and Sarah Kirkpatrick dated April 7th, 1897, and recorded in mortgage record, Vol. 43, pages 217 to 220, in the office of the Probate Judge of Columbiana, offer the following lands for sale, to the highest bidder for cash, credit: East half of NW quarter of NE quarter and SW quarter of NE quarter, SW half of SE quarter of NE quarter, also all that part of SE quarter which is on the Northern side of Cahaba Valley road, and which measured fifty six and five tenths acres (56.5), and a part of NE quarter of SE quarter all in Section 31, Township 19, S. Range 2 W. located between Cahaba Valley road and Creek, containing seven and a half acres more or less described as follows, to wit: beginning at the intersection point of Cahaba Valley road and East line of Section 31, Township 19, S. Range 2 West, thence South 58 degrees 45 minutes West eight hundred and twenty feet, thence 45 degrees East nine hundred feet, to the intersection with creek, thence up the creek to its intersection with east line of Section 31, Township 19, S. Range 2 West, thence follow section line to Thos. B. Miller's line, then follow said Miller's line to Cahaba Valley road, all together one hun-

dred and forty four and five tenths acres.
And then at said sale, Frank Miller and Jennie B. Miller became the purchasers of said lands, at and for the price of four hundred dollars, they being the highest, best and last bidders for the same at said price. Witness my hand and seal, this 18th day of Dec., 1897.

W. B. Browne (Seal)
Auctioneer.

Filed for record January 14-1898 recorded.
D. R. McMillan. Judge of Probate.