The State of Alabama, } Know all men by these presents, That
Shelby County } whereas James S. Houlditch and Corne-
lius E. Houlditch his wife, did by their mortgage deed, dated
3 day of September 1913, and recorded in the office of the

Judge of Probate of Shelby County, State of Alabama, in Book of Mortgages 105, page 144, convey to John N. Little the hereinafter described real estate to secure an indebtedness therein named; and whereas it was provided in said mortgage that if the notes or other indebtedness, or any part thereof, secured by said mortgage are not paid at maturity, then all of said notes and other indebtedness should at once become due and payable; and whereas under the powers contained in said mortgage and John N. Little was authorized and empowered upon default in the payment of said debt, or any part thereof, at maturity, so secured by said mortgage, to sell said real estate conveyed in said mortgage at auction for cash, at or near the front steps or entrance of the Court house of said County of Shelby in the State of Alabama, or at the front door of the place of business of said John N. Little, after having first given notice thereof for four weeks either by publication once a week in any paper then published in said County, or by posting in three public places in said County, for the purpose of satisfying said debt, and all expenses incident to the sale and a reasonable attorney's fee for collecting said debt and foreclosing said mortgage; and whereas there has been such default in the payment of said debt or a part thereof; and whereas after said default said John N. Little did give notice for four weeks of the time, place and terms of said sale by posting in three public places in said County of Shelby and State of Alabama; and whereas said John N. Little did on the 6th day of December 1915, in strict accordance with the terms of said notice and of the powers contained in said mortgage, sell said land at auction to the highest bidder for cash at or near the front steps or entrance of the Court house of said County of Shelby and State of Alabama in the town of Columbiana; and whereas, under the powers contained in said mortgage the auctioneer or person crying said sale under authority of said John N. Little was empowered and directed to execute a warranty deed conveying said property to the purchaser of said land at said sale in the name of the said James S. Hornditch and his wife Cornelius E. Hornditch by him as said auctioneer or person crying said sale; and

whereas the undersigned F.G. Koering was the auctioneer or person crying said sale under authority of the said John N. Little; and whereas at said sale Henry C. Wells became the purchaser of said land at and for the sum of six hundred Seventy five and 00/100 ($675.00) Dollars, the said Henry C. Wells being the highest, best and last bidder for same at said amount; and whereas said Henry C. Wells has paid to the undersigned F.G. Koering as said auctioneer or person crying said sale said sum of six hundred seventy-five and 00/100 ($675.00) Dollars, so paid by him for said property; and whereas said sum of six hundred seventy five and 00/100 ($675.00) Dollars has been placed as a credit on the amount due on said mortgage, including expense of advertising, selling and conveying said land and including a reasonable attorney's fee.

Now therefore in consideration of the premises and of the said sum of six hundred seventy five and 00/100 ($675.00) Dollars, to the undersigned F.G. Koering in hand paid by Henry C. Wells the receipt whereof is hereby acknowledged & the undersigned F.G. Koering as such auctioneer or person crying said sale for and in the names of said James S. Hollditch and his wife Cornelius E. Hollditch do hereby grant, bargain sell and convey unto the said Henry C. Wells the following described real estate situated in the County and State aforesaid to wit:

Lot number four (4) according to survey and map made by Theo. O. Sparks C.E. on the 7 day of August 1913, for John N. Little, which said lot is more particularly described as follows: From N.W. corner of the SE¼ of NE¼ of Sec. 8, T. 24 No. R. R. 12 E. S. 169.1' Thence E. 687¾; thence S. ½ degree E 271.6' to the N.W. corner of said lot number four, and from this point of beginning N. 89½ degrees E. 160' thence S. ½ degree E. 109'; thence S. 89½ degrees W. 160'; thence N. ½ degree W. 109' to the point of beginning.

To have and to hold the same unto the said Henry C. Wells his heirs and assigns forever.

And I, the said F.G. Koering as such auctioneer or person crying said sale for and in the name of said James S. Hollditch and Cornelius E. Hollditch his wife, and their heirs, executors and administrators as empowered by

power of sale contained in said mortgage covenant with the said Henry C. Mills, his heirs and assigns that the said James S. Houlditch and Cornelius E. Houlditch his wife are lawfully seized in fee simple of said premises, that they are free from all encumbrances, and that they have a good right to sell and convey said real property: that they will and their heirs, executors and administrators shall warrant and defend said Henry C. Mills, his heirs and assigns forever, against the lawful claims of all persons whatsoever.

In witness whereof, the said F. G. Koenig as auctioneer or person crying said sale have on this the 6th day of December 1915, executed this instrument by signing and affixing to the same grantors the names of James S. Houlditch and his wife Cornelius E. Houlditch, by me as auctioneer or person crying said sale under the powers contained in said mortgage aforesaid.

James S. Houlditch, By

U. S. REVENUE STAMPS
for $.../..... and 00 Cts.
Attached to this instrument

F. G. Koenig As auctioneer or person crying said sale,

Cornelius E. Houlditch, By

F. G. Koenig - As auctioneer or person crying said sale,

The State of Alabama, } I, N. J. Hartley a Notary Public in and for
Shelby County } said County in said State hereby certify that F. G. Koenig whose name is signed to the foregoing conveyance as auctioneer or person crying said sale and who is known to me acknowledged before me, on this day that, being informed of the contents of said conveyance he as the duly authorized and empowered auctioneer to sell said land and to execute a warranty deed to the purchaser at said sale for and in the names of James S. Houlditch and his wife Cornelius E. Houlditch as such auctioneer or person crying said sale, voluntarily executed the same on the day of its date.

Given under my hand this 6th day of December 1915,

N. J. Hartley, Notary Public.

The State of Alabama, } I hereby certify that the within
Shelby County } Deed was filed in this office for record Dec. 31, 1915, at 11 o'clock A. M. and recorded in Deed Record 58, page 221 and examined

A. P. Longshore, Judge of Probate.