The State of Alabama } Know all men by these Presents, that, whereas
Shelby County } the Helena Land Company a corporation, did
by its deed of Mortgage date the 27th day of May 1914, and recorded
in the office of the Judge of Probate of Shelby County Alabama in
Vol 108 Record of Mortgages page 572, convey to Karen Aberyt
the hereinafter described real estate to secure debt therein
named and, whereas, the said Karen Aberyt did on the 1st day
of August 1914 for value granted bargain, sell and convey to J.C.
Porter the said mortgage together with the property described
therein and the debt which the said mortgage secures; and,
whereas, under the powers contained in said mortgage, the
said Karen Aberyt, her agents or assigns were authorized on
default in the payment of said debt so secured by said mortgage
to sell said real estate conveyed by said mortgage at auction to
the highest bidder for cash in front of the Court House door in
said County after giving ninety (90) days notice by publishing
three consecutive times in some paper published in Columbiana
Alabama for the purpose of satisfying said debt, including the
expense of advertising and selling, the payment of a reasonable
attorney's fee - for foreclosing said mortgage - and collecting said debt;
and, whereas, there has been such default in the payment of said
debt; and, whereas, after said default the said J.C. Porter, assignee
of said mortgage, did give notice for ninety (90) days of the time,
place, and terms of said sale, by publishing three consecutive times
in the Shelby County Sun, a newspaper published in the town
of Columbiana, Shelby County, Alabama; and, whereas, under the
powers contained in said mortgage, the mortgagee or her assigns
were authorized to bid for said property and become the purchaser
thereof at said sale, and whereas, on the 29th day of January 1917
the said J.C. Porter, assignee of said mortgage, did in strict
accordance with the terms of said notice and of the powers
contained in said mortgage within the legal hours of sale sell said
land at auction to the highest bidder for cash in front of the Court House
door in said County; and, whereas, the undersigned F.S. Koenig was the
auctioneer crying said sale under the authority of the said J.C.
Porter; and, whereas, at said sale, the said J.C. Porter became the
purchaser of said land at and for the sum of One hundred twenty
($120.00) Dollars, the said J.C. Porter being the highest, best,
and last bidder for same at said amount; and, whereas, the said
J.C. Porter has paid to the undersigned F.S. Koenig as the auctioneer

crying said sale, the said sum of One hundred twenty ($170.00) Dollars, so paid by him for said property; and whereas, said sum of One hundred twenty ($170.00) Dollars has been placed as a credit on the amount due on said mortgage including the expense of advertising, selling and conveying said land and a reasonable attorney's fee;

Now, Therefore, in consideration of the premises and of the sum of One Hundred twenty ($120.00) Dollars to the undersigned J. B. Koenig in hand paid by the said J.C. Porter, the receipt whereof is hereby acknowledged, I, the undersigned J. B. Koenig as auctioneer crying said sale, for and in the name of the Helena Land Company, a Corporation, do hereby, grant bargain, sell and convey unto the said J.C. Porter the following described real estate, to-wit:

Beginning at the NW corner of the NW¼ of the SW¼ running South along section line two-hundred forty (240) yards, thence East to the first quarter line thence north to the L+N railroad right-of-way- thence West to the place of beginning, Section 14 Township 20 Range 3 West, Containing twenty one and one quarter acres, more or less, and situated in Shelby County, Alabama; except that part of the above described land deeded to the L+N Railroad on September 26, 1906 and recorded in the office of the Probate Judge of Shelby County, Alabama in deed book 34 on page 490

I, Have and to Hold unto the said J.C. Porter together with all and singular the tenements and appurtenances thereunto belonging, and unto his heirs and assigns in fee simple.

In Witness whereof, I, the said J. B. Koenig, as the auctioneer crying said sale, have on this the 29th Day of January 1917 executed this instrument by signing and affixing to the same as the grantor the name of the Helena Land Company, a corporation, by me, as the auctioneer crying said sale.

Helena Land Company a corporation
By J. B. Koenig
As Auctioneer crying said sale.

The State of Alabama } I, B.W. Weaver, the undersigned authority in and for said
Shelby County } County in said State hereby certify that J. B. Koenig, whose name is signed to the foregoing conveyance as the auctioneer crying said sale described in said conveyance, acknowledged before me on this day that being informed of the contents of said conveyance, he, as the duly authorized auctioneer to sell said land, as such auctioneer crying said sale voluntarily executed the same on the day it bears date.

Given under my hand this 30 day of January 1917
B.W. Weaver Judge of Probate.

The State of Alabama } I hereby certify that the within Deed was filed
Shelby County } in this office for record 2 day of August 1917.
~~in this office for rec~~ at 8 o'clock A.M. and recorded in Deed Record
61 page 209 and examined.

J.N. Weaver Judge of Probate