

State of Alabama

Shelby County

Know all men by these presents, That, whereas, R. P. Falkner and his wife Mary S. Falkner, did by their mtg. deed dated the 17th day of March, 1917, and recorded in the office of the Probate Judge of Shelby County Ala., in mtg. record Vol. 119 on page 59, convey to J. N. Smith the herein-
 described real estate to secure an indebtedness then or hereafter to be made; and, whereas, it was provided in said mtg. That, on default in the payment of said debt secured by said mtg. at its maturity the said J. N. Smith, his heirs and assigns, may take hereinafter described property in possession, and having or not having the same in possession, may sell the same to the highest bidder, at public auction, at Columbiana, Alabama, for cash, having first advertised such sale in some news paper published in said County by two week insertions, or by posting at three public places in said County for not less than twenty days, at the option of the mortgagee; and, whereas, there has been default in the payment of said debt so secured by said mortgage; and, whereas, after said default the said J. N. Smith did give notice for more than twenty days of the time, place and terms of said sale by posting in three public places in said County to wit Shelby and State of Alabama; and whereas said J. N. Smith did on the 10th day of July, 1918 in strict accordance with the terms of said notice and of the provisions contained in said mtg. sell said land at public auction to the highest bidder for cash at or near the front steps of or entrance of the Court House of said County in the town of Columbiana, Alabama; and, whereas, under the provisions contained in said mortgage it was provided that the auctioneer executing said sale may execute title to the purchaser; and, whereas, under the provisions contained in said mtg. it was further provided that the mortgagee,

his heirs or assigns may buy said real estate at said sale; and whereas, the undersigned F. G. Koenig was the auctioneer crying said sale under the authority of the said J. N. Smith; and, whereas, at said sale the said J. N. Smith became the purchaser of said real estate at and for the sum of seventy five Dollars, the said J. N. Smith being the highest, best and last bidder for same at said amount; and, whereas, the said J. N. Smith has paid the undersigned F. G. Koenig as the auctioneer crying said sale the said sum of seventy five Dollars, so bid by him for said real property; and whereas, said sum of seventy five Dollars has been placed as a credit on the amount due under and by virtue of said mty, and the debt therein described, including expenses of advertising, selling and conveying said land and including a reasonable attorney's fee; Now therefore, in consideration of the premises and of the sum of seventy five Dollars, to the undersigned F. G. Koenig, in hand paid by the said J. N. Smith, the receipt whereof is hereby acknowledged, the undersigned, F. G. Koenig, as such auctioneer crying said sale, for and in the name of R. P. Falkner and his wife Mary S. Falkner do hereby grant, bargain, sell and convey to the said J. N. Smith the following described real estate situated in the County of Shelby and State of Ala., to-wit: The Northeast quarter of the Northeast quarter, Sec. Seventeen, Township 19, Range 1 West, containing forty acres more or less. To have and to hold the same unto the said J. N. Smith, his heirs and assigns forever, for witness whereof, the said F. G. Koenig, as the auctioneer crying said sale, have on this the 10th day of July, 1918 executed this instrument by signing and affixing to the same as grantors the names of R. P. Falkner and his wife Mary S. Falkner before as such auctioneer crying said sale under the powers contained in said mty. as aforesaid. R. P. Falkner

By F. G. Koenig, as auctioneer crying said sale
Mary S. Falkner

State of Alabama } By F. G. Koenig as auctioneer crying said sale
Shelby County } J. G. W. Weaver, the undersigned authority
in and for said county in said State, hereby certifies that

That P. G. Koenig, whose name is signed to the foregoing conveyance, as auctioneer crying said sale described in the above and foregoing instrument, 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 approved auctioneer to sell said land and to execute the title thereof to the purchaser at said sale for and in the name of R. P. Falkner and his wife Mary S. Falkner, as see in auction, crying said sale, voluntarily executed the same on the day of its date. Given under my hand this 18th day of July 1918.

G. H. Weaver

State of Alabama

Judge of Probate

Shelby County I, hereby certify that the within deed was filed in this office for record 9 day of Oct. 1918 at 2 o'clock P. M. and recorded in deed Record 64 Page 390 and examined

G. H. Weaver Judge of Probate