The State of Alabama
Shelby County } Know all Men by these presents,
that Whereas, on the 8th day of September 1919, a Mortgage was executed by James M. Baldwin and his wife, Alice E. Baldwin, to the Union Central Life Insurance Company of Cincinnati, Ohio, Conveying the real estate hereinafter described to secure the indebtedness therein described and set forth, and which Mortgage is recorded in the office of the Judge of Probate of Shelby County, Alabama in Mortgage record 127 on page 622 and

Whereas, in the said Mortgage it is provided that if the Maker or Makers of the Notes secured by said mortgage shall fail to pay any of said Money, either principal or interest, when the same becomes due, or any sum or sums of Money owing in connection therewith or upon the death of the Maker of said Note, or if there is failure to Conform to or Comply with any of the Covenants therewith,

then the whole sum of money therein secured shall thereupon become due and payable at the option of the said Company without notice; and

Whereas, the said Mortgage also provided that the same may be foreclosed and that the said Union Central Life Insurance Company or its agent or attorney or assignee, or at its request, may proceed to sell the property therein described at public vendue to the highest bidder at the Court House door of the County in which said property or any part thereof is situated for cash, first giving three weeks notice of the time, terms and place of sale and of the property to be sold, by advertisement once a week in some newspaper published in the County in which said property is situated, and at the sale the said Union Central Life Insurance Company may become the purchaser, and the person making the sale was empowered and directed to execute and deliver to the purchaser or purchasers a good and sufficient deed in fee simple to the property sold, a recital wherein of the giving of such notice of sale shall be prima facie evidence thereof; and

Whereas, default was made in the payment of the debt secured by the said Mortgage, and that payments due Jany. 1st, 1921 and payment due Jany. 1st 1922 were due and unpaid, and the whole of the debt according to the terms of said Mortgage, became due and payable and the Mortgage became subject to foreclosure; and

Whereas, the sale was advertised in the Eagle Advocate, a weekly newspaper published in Shelby County, Alabama, in the issues on August 3rd, 10th, 17th, 24th, and 31st, 1922, stating that the said lands would be sold at public auction in front of the Court House door of said County on August 26th 1922, and giving the time, place and terms of sale, in strict accordance with the provisions of said Mortgage, and the said sale was thereupon continued to Saturday the 2nd day of September, 1922, which continuance was also advertised

in said Newspaper and posted at the Court House of said County.

And Whereas, on the 2nd day of September the said land was sold at public Venue to the highest bidder for cash by the undersigned auctioneer and agent, who was duly authorized by the said Union Central Life Insurance Company to make said sale, and the said Union Central Life Insurance Company, being the only bidder, became the purchaser for the sum of Twenty Two Hundred and Seventy Three and 53/100 Dollars ($2273.53) and whereas the highest bidder for the same, and which said sum has been paid and the said Company has become entitled to a deed conveying the said land.

Now, therefore, in consideration of the premises and of the sum of Twenty Two Hundred Seventy Three and 53/100 ($2273.53) Dollars to the undersigned W.J. Horsley, as agent and attorney, and also as auctioneer crying said sale, in hand paid by the Union Central Life Insurance Company of Cincinnati, Ohio, the receipt whereof is hereby acknowledged, the said W.J. Horsley, as agent and attorney as aforesaid, do by these presents hereby grant, bargain, sell and convey unto the said Union Central Life Insurance Company the following described real estate to-wit:

The east half of the Northeast Quarter (E½ of NE¼) of Section Thirty-Three (33) Township Twenty-one (21) South of Range one (1) east, Huntsville Meridian, and situated in Shelby County, Ala.

To have and to hold to the said Union Central Life Insurance Company of Cincinnati, Ohio, its successors and assigns forever.

In witness whereof, I have hereunto set my hand and seal this the 2nd day of September, 1924.

W.J. Horsley
Agent & Atty for the Union
Central Life Insurance Co

The State of Alabama,
Shelby County.

I, John F. Acker, a Clerk Circuit Court in and for said County in said State, hereby Certify that W. J. Hanley, as agent and attorney for the Union Central Life Insurance Company, whose name is signed to the foregoing Conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the Conveyance, he as such agent and attorney executed the same Voluntarily on the day the same bears date.

Given under my hand this the 4th day of September 1922.

John F. Acker Clerk
Circuit Court, Shelby Co. Ala.

State of Alabama,
Shelby County.

I, E. W. Weaver, Judge of Probate, hereby Certify that the within Deed was filed in this office for record 25 day of Sept., 1922, at 11 O'clock A.M., and recorded in Deed Record 72 pages 236-39 and examined.

E. W. Weaver
Judge of Probate