FORECLOSURE DEED

THE STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that whereas, on the 9th day of November, 1917 a mortgage wassexecuted by John W. Cardin and his wife, Maggie Cardin, to the Union Central Life Insurance Company of Cincinnati, Ohio, to secure the sum of Two Thousand Dollars and interest thereon, which said mortgage is recorded in the office of the Judge of Trobate of Shelby County, Alabama, in mortgage book 123 on page 128 et. seq; and

Whereas, the said mortgage provided that if the maker or makers of the same or the notes thereby secured shall fail to pay any of said money, either principal. or interest, when the same became due, then the whole of said money therein and thereby secured shall thereupon become due and payable, at the option of the mortgagee without notice and that said mortgage may be foreclosed at once for the whole of said money, interests and costs and a reasonable attorneys fee, and the said mortgagee or its agent or attorney or assignee, at its request, might proceed to sell the property therein described at public outcry to the highest bidder at the Court House door of the County in which said property is situated for cash, after first giving three weeks notice of the time, place and terms of sale by advertisement once a week in some newspaper published in the County in which said property is situated and be sold at the court house door of said county, and at the sale the said mortgagee might become the purchaser and the person making the sale was thereby empowered and directed to execute and deliver to the purchaser for the said mortgagee and in their name and stead a good and sufficient deed to the said property; and

Whereas, default has been made in the payment of the note secured by the said mortgage, in that two of the annual interest notes for the sum of \$144.00 each have fallen due and unpaid and it has become necessary to foreclose said mortgage by advertising and selling said property for the said indebtedness, and the said sale was advertised by publication once a week for four consecutive weeks in the Peoples Advocate, a weekly newspaper published in Shelby County, Alabama, the County in which said property is situated, in the issues of December 14th, 21st. and 28th in 1922 and Jany. 4th 1923, giving a description of the land to be sold, and the time, place and terms of sale, the sale to be made on Saturday the 6th day of January, 1923; and

Whereas, at the said time and place so advertised the said property was sold at public outcry to the highest bidder for cash by the undersigned as the duly authorized agent or attorney for the said mortgagee, and at said sale the said

property was bid in and purchased by the Union Central Life Insurance Company, the said mortgagee, at and for the sum of Twenty One Hundred and Seventy Three and 82/100 (\$2,173.82) Dollars which covered the whole amount of the debt secured by said mortgage and the interest thereon to date and the costs of foreclosure and attorneys fee; and that the said bid was the highest and best and only bid at said sale.

Now, therefore, in consideration of the premises and the further consideration of the sum of Twenty One Hundred Seventy Three and 82/100 (2,173.82) Dollars to the undersigned grantor, W. J. Horsley, as agent or attorney for the Union Central Life Insurance Company of Concinnati Ohio, in hand paid by the Union Central Life Insurance Company of Cincinnati, Ohio, the receipt whereof is hereby acknowledged, I the said W. J. Horsley, as agent or attorney aforesaid, do by these presents grant, bargain, sell and convey unto the said the Union Central Life Insurance Company of Cincinnati Ohio the following described real estate to-wit:

The southeast quarter of the northeast quarter of Section 34, the west half of the northwest quarter of Section 34, except 1 4/5 acres in the N E corner to W. B. Crumpton by Geo. B. Webb by deed dated Feby. 6, 1909 and recorded in Deed book 39 page 387. Also a part of the northwest quarter of the south west quarter of Section 34, described as follows: commencing at the NW corner of said forty acres the section line 48 rods more or less to a ditch, thence east along said ditch and running south along/said ditch to Little Beeswax Creek, thence down the creek in a north east direction to a point opposite the dividing line of the N½ of the NE¼ of SW¼ and the S½ of the NE¼ of SW¼ of said Section, thence east to said dividing line on the west side of the NE¼ of SW¼, thence west to the point of beginnings containing 23 acres more or less.

Also about $\frac{3}{4}$ of an acre in the SE $\frac{1}{4}$ of northwest quarter of said Section 34 described as follows: beginning at a point 121 yards north of the southwest corner of said forty acres, thence in a northeast direction 55 yards, thence a little south of east 33 yards to the east bank of the creek, thence commencing again at the line between the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ 79 yards north of the other starting point and running assoutheast direction to the bank of the creek about 74 yards, and conveying hereby all of the land lying between the above described lines, as shown by deed recorded in Deed Book 45 page 427 of the records of Shelby County, Alabama.

All the above described lands are situated in Township 21 S. of Range least, in Shelby County, Alabama.

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

In witness whereof I have hereunto set my hand and seal on this the 8th day of January, 1923.

W. J. Horsley
Agent or Attorney for
the Un on Central Life
Insurance Company

SHELBY COUNTY
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I, L.B. Riddle, Judge of Probate of said County hereby certify that W. J. Horsley, as agent and attorney for the Union Central Life Insurance Company of Cincinnati Ohio, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 3rd. day of February 1923.

L. B. Riddle--Judge of Probate

STATE	OF	ALABAMA)
r			
SHELBY COUNTY)

I, L. B. Riddle, Judge of Probate hereby certify that the within Deed was filed in this office for record 5th day of February 1923 at 9 oclock A.M. and recorded in Deed Record 76 page 17 et seq and examined.

U. S. REVENUE STAMPS for \$___Cts.

Attached to this instrument

L. B. Riddle--Judge of Probate