FORECLOSURED DEED 15 12 12 C

THE STATE OF ALABAMA )
THE COUNTY OF SHELBY )

This Indenture, made and entered into in this the 14th day of March 1923, by and between the undersigned L. L. Saxon, Auctioneer, of Shelby County, Alabama, party of the first part, and John F. Averyt, of said County and State, party of the second part, witnesseth:

That whereas, a mortgage was executed on the 14th day of July 1914, by John H. Jones, a single man, of Shelby County, Alabama, to John F. Averyt, on certain property hereinafter described, which said mortgage is recorded in record book 103, page 260 in the office of the Probate Judge of said County of Shelby, Alabama, and,

Whereas, in and by said mortgage, said John F. Averyt was authorized and empowered, in case of default in the payment atmaturity of the debt secured thereby, to take possession of said property, and, after giving notice of the time, place and terms of sale, by posting at three public places, for not less than twenty days to sell the same at public outcry, for cash, to the highest bidder, and which waid mortgage provided that in case of a sale under the power and authority contained in same, the auctioneer selling said property, was authorized and empowered to execute title to the purchaser at said sale; and,

whereas, default was made in the payment of said mortgage debt, at maturity of same, and said property was advertised, and sold in all respects as provided in said mortgage, on the 14th day of March 1923, after notice thereof, as provided in said mortgage, by posting notices in three public places in said county and state, at which said sale said John F. Averyt did become the purchaser, at and for the sum of One Hundred Dollars, this being the highest and best bid.

Now, therefore, in consideration of the premises, and of the sum of One Hundred Dollars, in hand paid to me, by the said party of the second part, the receipt whereof is, upon delivery of these presents, hereby ac nowledged, the said party of the first part has granted, bargained and sold and by these presents does, grant, bargain, sell and convey unto the party of the second part the following described property, to-wit:

The NE½ of SE½ of Section 23, Township 24, Range 15 east, lying and being in the County of Shelby, State of Alabama, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To have and to hold the said above described property unto the said John F. Averyt, the party of the second part, and unto his heirs and assigns, as fully and completely in all respects, as the said party of the first part could or ought to convey the same under and by virtue of the power and authority vested in him by the terms of said mortgage.

itness my hand and seal this the 14th day of March 1923.

L. L. Saxon (L.S.)
Auctioneer

THE STATE OF ALABAMA )
SHELBY COUNTY .)

T, I. C. Trice, Jrice

I, L. B. Riddle, Judge of Probate for said County hereby certify that the within instrument was filed in this office for mecord March 16th 1923 at 9 ochock A.M. and recorded inVol. 76 or Deeds pages 96-97 and examined.

L. B. Riddle--Judge of Probate