

FORECLOSURE DEED

THE STATE OF ALABAMA)

THE COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS; that whereas, A. H. Merrell and wife, M. F. Merrell on November 16th 1916 executed a mortgage to Claudia C. Jones upon the hereinafter described land to secure certain indebtedness therein described, which mortgage is recorded in mortgage record 120, page 132, in the office of the Probate Judge of Shelby County, Alabama;

AND, WHEREAS, default was made in the payment of said indebtedness, and said default continuing, the said mortgagee, Claudia C. Jones under and by virtue of the power of sale therein contained, on the 30th day of November, 1923 offered said property for sale at public auction to the highest bidder for cash within the legal hours of sale in front of the Court House door in Columbiana, Shelby County, Alabama, after first having given four weeks notice of the time, place and terms of sale; said sale having been advertised for said date of November 30th 1923 by publishing such notice by weekly insertion, once a week for three successive weeks before said day of sale in the Shelby County Reporter, a newspaper published in Shelby County, Alabama:

AND, WHEREAS, it was provided in said mortgage that said mortgagee might bid at any sale under said mortgage as fully and legally as if a stranger thereto and in such event, the auctioneer crying the sale is authorized and empowered to make a deed to such purchaser conveying the legal and equitable title to said property;

AND, WHEREAS, John W. Lapsley acted as auctioneer at said sale;

AND, WHEREAS, at said sale the said Claudia C. Jones bid the sum of One Thousand Forty Two & 15/100 (\$1042.15) Dollars which was the highest bid for cash at said sale and said property was knocked down and sold to her at and for said bid;

NOW, THEREFORE, in consideration of the premises and in consideration of the said sum of One Thousand Forty Two & 15/100 Dollars (\$1042.15) cash in hand paid by the said Claudia C. Jones, I, the undersigned John W. Lapsley as auctioneer, and as attorney in fact for the said A. H. Merrell and M. F. Merrell, under and by virtue of the power and authority contained in said mortgage have granted, bargained and sold, and do, by this indenture, grant, bargain, sell and convey unto the said Claudia C. Jones the following described property situated in Shelby County, Alabama, namely:

All of the $W\frac{1}{2}$ of $NW\frac{1}{4}$ of Section 21, except a two acre lot in the northwest corner sold to H. L. Gould;

Also, twelve (12) acres in the northwest corner of the $NE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 21, described as follows: commencing at the northwest corner of the $NE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 21, thence run east 280 yards, thence run south $217\frac{3}{4}$ yards, thence run west 280 yards, thence run north $217\frac{3}{4}$ yards to the place of beginning;

Also, all of the $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 20, lying on the east side of Beeswax Creek; All of said land being in township 21, range 1 east, and containing 112 acres, more or less;

(The mineral rights upon said land heretofore sold are hereby excepted from this conveyance.)

(Said property being the same property described in and conveyed by said mortgage hereinabove mentioned.)

TO HAVE AND TO HOLD the above described property, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto the said Claudia C. Jones, her heirs and assigns, in fee simple.

IN WITNESS WHEREOF, John W. Lapsley as such auctioneer and as attorney in fact for the said A. H. Merrell and M. F. Merrell, has hereunto set my hand and affixed my seal on this the 30th day of November, 1923.

John W. Lapsley (Seal)
As Auctioneer

A. H. Merrell (Seal)
By

John W. Lapsley
As Attorney in fact

M. F. Merrell (Seal)

John W. Lapsley
As Attorney in fact

THE STATE OF ALABAMA)
THE COUNTY OF DALLAS)

I, Lily G. Powell a Notary Public in and for said State in said county, hereby certify that John W. Lapsley, whose name is signed to the foregoing conveyance, as auctioneer, and also as attorney in fact for A. H. Merrell and M. F. Merrell, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he as such auctioneer, and attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of December, 1923.

Lily G. Powell
Notary Public, Dallas County
Alabama

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, L. B. Riddle, Judge of Probate, hereby certify that the within deed was filed in this office for record Dec. 10th 1923 at 9 o'clock A.M. and recorded in Deed record 76 pages 548-549 and examined.

U. S. REVENUE STAMPS
for \$ 150 ex
Attached to this instrument

L. B. Riddle -- Judge of Probate

STATE OF ALABAMA

SHELBY COUNTY

I hereby certify that
\$ 100 Privilege Tax
has been paid on the within
instrument as required by
law.

L. B. Riddle
Judge of Probate.