

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that whereas, on the 1st. day of November, 1922, J. L. Carter and his wife Hattie Carter executed a certain mortgage to The Federal Land Bank, of New Orleans, to secure an indebtedness mentioned therein. Said mortgage being recorded in mortgage record Volume 130 on page 52 in the office of the Judge of Probate of Shelby County, Alabama; and,

Whereas, under the terms of said mortgage it was provided that if the mortgagors shall fail to pay any of said money, either principal, or interest, when the same becomes due, then in that event the whole sum of money secured therein shall become due and payable at the option of the mortgagee, without notice, and that said mortgagee has exercised its said option in that regard; and,

Whereas, in and by the terms of said mortgage it also further provides that in the event of said default the mortgagee, or its agent or attorneys, may proceed to sell the property therein described, and at said sale the mortgagee may become the purchaser and the auctioneer or person making the sale is empowered and directed to execute and deliver to the purchaser for said mortgagors and in their name and stead, a good and sufficient deed in fee simple of the property sold; and,

Whereas, in and by the terms of said mortgage default was made by said mortgagors in the payment of the indebtedness secured by said mortgage, and same being subject to foreclose; and,

Whereas, under the power contained in said mortgage, the property therein described was advertised for sale for more than three weeks by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in Columbiana, County of Shelby, and State of Alabama, giving notice of the time, place and terms of sale. Said notices appearing in the issue of said paper published on January 5th, 1928 January 12, 1928 and January 19, 1928; and,

Whereas, in strict compliance with the power of sale contained in said mortgage the property therein described was offered for sale to the highest bidder for cash, between the legal hours of sale, on the 30th day of January, 1928, in front of the Court House door in Columbiana Shelby County, Alabama; and the same was purchased by the Federal Land Bank of New Orleans for the sum of Eight Hundred, Thirty Three and 08/100 (\$833.08) Dollars, which was the best and highest bid therefor. W. W. Wallace was appointed by the mortgagee as its auctioneer for the purpose of making and conducting said sale; and he made such sale as said auctioneer.

Now, therefore, in consideration of the premises, and in further consideration of the payment of said Eight Hundred Thirty Three and 08/100 (\$833.08) Dollars, the purchase money, by the said The Federal Land Bank of New Orleans, the receipt of which is hereby acknowledged and by virtue of the authority and power in said mortgage, and under and by virtue of the power of sale contained in said mortgage, and the law in such cases made and provided, the said J. L. Carter and Hattie Carter as such mortgagors, and the said The Federal Land Bank of New Orleans as such mortgagee, by the said W. W. Wallace as Auctioneer making said sale, do hereby grant, bargain, sell and convey unto the said The Federal Land Bank of New Orleans, all their right, title, claim and interest in and to the following described real property situated in the County of Shelby, and State of Alabama, to-wit:

The southeast quarter of the northwest quarter and ten acres off of the north

end of the northeast quarter of southwest quarter of Section 4, Township 21,
South ange 1 east, containing 50 acres more or less.

To have and to hold unto the said The Federal Land Bank of New Orleans, its
successors and assigns forever.

In witness whereof we have hereunto set our hands and seals this the 30th day of
January, 1928.

J. L. Carter (L.S.)
By W. W. Wallace (L.S.)
As Auctioneer making said sale

Hattie Carter (L.S.)
By W. W. Wallace (L.S.)
As Auctioneer making said sale

The Federal Land Bank of (L.S.)
New Orleans
By W. W. Wallace (L.S.)
As Auctioneer making said sale

By W. W. Wallace (L.S.)
As Auctioneer making said sale

STATE OF ALABAMA)

SHELBY COUNTY)

I, Pauline Bird, a Notary Public in and for said County in said State, hereby
certify that W. W. Wallace whose name as Auctioneer making said sale 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, in his capacity
as such auctioneer making said sale, with full power and authority, executed the same
voluntarily on the day the same bears date.

Given under my hand and seal of office this the 30th day of January, 1928.

Pauline Bird--Notary Public

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 Feb. 1st. 1928 at 3 o'clock P.M. and recorded in Deed
record 85 page 334 and examined.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$20.00 Privilege Tax
has been paid on the within
instrument as required by
law.
L. B. Riddle
Judge of Probate.

L. B. Riddle--Judge of Probate