

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that whereas, on, to-wit: the 31st. day of January, 1928 John Wilson and wife Texana Wilson, executed to S. M. Tomlin a mortgage to secure an indebtedness of eighty six dollars, evidenced by a promissory note, bearing even date with said mortgage, and payable on the 2nd day of April, 1928, and which said note was executed by said John Wilson and wife, Texana Wilson, to said S. M. Tomlin, as aforesaid; and,

Whereas, in said mortgage there was conveyed the following described real estate, situated in Shelby County, Alabama, viz:

One house and lot in Block (N) in the town of Calera, Alabama, beginning at a point one hundred and ten (110) feet south of the north west corner of Block (N) Dare's map and survey on Gilmer Street, and continuing south seventy (70) feet to an alley, thence east seventy five (75) feet, thence north seventy (70) feet thence west seventy five (75) feet to beginning point on Gilmer Street, and

Whereas, said mortgage was duly recorded in the Probate Office of Shelby County, Alabama, in Mortgage Book 141 at page 521; and,

Whereas, it is provided in said mortgage that said mortgagee is authorized and empowered, on default in the payment of said indebtedness to sell said property in said mortgage conveyed to the highest bidder, for cash, at public outcry, at Columbiana, Alabama, after having advertised such sale by posting written notices at three public places in said county for not less than twenty days prior to said sale; and,

Whereas, default has been made in the payment of said indebtedness and no part of same having been paid but still remains due and unpaid; and

Whereas, said S. M. Tomlin has advertised said sale by posting written notices at three public places in said county for more than twenty days prior hereto, as follows: One of said notices was posted at the Court House of Shelby County, Alabama at the usual place of posting notices; one of said notices was posted at the front of the United States Post Office at Columbiana, Alabama, and one of said notices was posted at the front of the United States Post Office at Calera, Alabama, and all of which said places are public places in Shelby County, Alabama, and in each of said notices the time, terms, place and purpose of said sale are set out; and,

Whereas, I, L. H. Ellis, as the duly authorized agent and Attorney in Fact of the said John Wilson and Texana Wilson, did, on June the 2nd, 1928, within the legal hours of sale, pursuant to the power of sale contained in said mortgage, and the advertisement of said sale, as aforesaid, offer for sale, at public outcry, to the highest bidder for cash, at Columbiana, Alabama, at the front steps of the Court House of Shelby County, Alabama, the above and foregoing real estate to satisfy the indebtedness secured by said mortgage; and

Whereas, at such sale S. M. Tomlin was the best and highest bidder for said land, bidding therefor the sum of One Hundred, Sixteen & 40/100 Dollars (\$116.40) the said land was knocked off and sold to the said S. M. Tomlin, as the purchaser at said sale.

Now, therefore, we, John Wilson and Texana Wilson, by L. H. Ellis as our duly authorized agent and attorney in fact in said mortgage, in consideration of the payment of the said sum of One Hundred Sixteen & 40/100 Dollars, the amount bid for said land by the said S. M. Tomlin, the receipt of which is hereby acknowledged,

do hereby grant, bargain, sell and convey unto the said S. M. Tomlin all of the foregoing described real estate,

TO HAVE AND TO HOLD to the said S. M. Tomlin, his heirs and assigns forever, and we covenant with the said S. M. Tomlin that we are lawfully seized in fee simple of said premises and that we have a good right to convey the same, and that we will forever warrant and defend the said title to the same to the said S. M. Tomlin, his heirs and assigns.

Witness our hands and seals this the 2nd day of June, 1928.

John Wilson (Seal)
By L. H. Ellis
As his Attorney in Fact

Texana Wilson (Seal)
By L. H. Ellis
As her Attorney in Fact

STATE OF ALABAMA)

SHELBY COUNTY)

I, L. B. Riddle, Judge of Probate, in and for Shelby County, Alabama, do hereby certify that L. H. Ellis, 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 foregoing conveyance, he executed the same voluntarily on the day the same bears date, in the name of, and in behalf of, the said grantors therein named, and as their agent and attorney in fact.

Witness my hand and dated this the 2nd day of June, 1928.

L. B. Riddle--Judge of Probate

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 June 5th 1928 at 9 o'clock A.M. and recorded in Deed record 86 page 199 and examined.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
50 Prorogage Tax
has been paid on & within
instrument as required by
law.

L. B. Riddle
Judge of Probate.

L. B. Riddle--Judge of Probate

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