FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

WHEREAS, on to-wit: 1st. day of November, 1928 Mrs. Harriet Fraser Hust and husband A. S. Hust did convey by their mortgage, deed recorded in Volume 152 page 569 on the 6th day of November 1928, in the Probate Office of Shelby County, Alabama, the premises hereinafter described, to The Security Savings & Loan Company, a corporation the name of which has since been changed to Bankers Mortgage Building & Loan Association and did pledge 35 shares of stock in said company as security for a debt at that time incurred to said mortgagee; and

WHEREAS, default has been made in the payment of the installments due under said mortgage for the term provided therein, and whereas, in and by said mortgage deed the graptee therein named was authorized an empowered upon such default in payment of the principal sum secured by said mortgage, or the interest thereon, or the monthly installments due on the stock, or the premium fixed by the by-laws of the mortgagee, for the period of time provided in said mortgage, to sell said property to the highest bidder for cash, in front of the Court House door of said county, after having given notice of the time, place and terms of said sale by advertising as provided in said mortgage, and upon making such sale, to execute to the purchaser a good and sufficient deed conveying such stock and real estate;

WHEREAS, there has been such default, and notice has been published of the time, place and terms of said sale byadvertisement for 2 consecutive weeks in the Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, said notice being published under date of June 11th and June 18th 1931, and sale has been made at public auction, in all respects as provided in said mortgage and in said notice, on to-wit: the 26th day of June 1931, during the legal hours of sale, in front of the Court House door of Shelby County, Alabama, and at said sale aroline H. Brown was the highest and best bidder therefor, having bid and paid the sum of \$185.79 cash and executed a purchase money mortgage for \$1250. all of which was necessary to pay part, or all, of the principal, interest, premium and installments due, together with attorney's fee anc costs of sale.

NOW THEREFORE, Know all men by these presents, that the undersigned Bankers Mortgage Building & Loan Association, a corporation as mortgagee in the above described mortgage, in and by virtue of the power contained in said mortgage, does, in consideration of the sum of One Hundred "ighty Five and 79/100 Dodlars, cash, in hand paid to it by Caroline H. Brown and the execution by said mortgage by the purchaser at said sale, the receipt of which is hereby acknowledged , give, grant, bargain, sell and convey unto the said Caroline H. Brown, all right, title and interest of Mrs. Harriet Fraser Hust and husband A. S. Hust, and Bankers Mortgage Building & Loan Association, a corporation, in and to the following described real estate, subject to any taxes, that may be liens, and subject to the statutory right of redemption, situated in Shelby County, Alabama to-wit: All of lot 3 and a strip of uniform width of 15 feet off the northeasterly side of lot 4 in J.H.Barker's survey of property located in the northeast quarter of the southeast quarter of Section 1, Township 20 south, Range 3 west. and the northwest quarter of the southwest quarter of Section 6, Township 20 south, range 2 west according to the map of said Survey recorded in Map book 2 in the Probate Office of Shelby County Alabama; said property being more particularly described as follows: commence where the west line of the paved Montgomery Highway right of way crosses

the north line of the northwest quarter of the southwest quarter of Section 6, Township 20 south, Range 2 west; thence in a southwesterly direction along the west line of said right of way 529.14 feet for the point of beginning, thence continue in a southwesterly along said west line of said right of way 262.54 feet; thence in a northwesterly direction parallel with the southwesterly side of Lot 3 to the west line of the northeast quarter of the southeast quarter of Section 1, township 20 south, range 3 west; thence north along the west line of said forty to the northwest corner of said forty; thence east along the north line of said forty for 348.71 feet; thence to the right at an angle of 22 degrees 39 minutes a distance of 1268.06 feet to the point of beginning, containing 8.91 acres, more or less.

TO HAVE AND TO HOLD unto the said Caroline H. Brown, her heirs and assigns forever. In witness whereof Bankers Mortgage Building & Loan Association, a corporation, has caused these presents to be executed in the name of and on behalf of Mrs. Harriet Fraser Hust, and husband, A. S. Hust, in its capacity, as mortgagee and attorney in fact for the said Mrs. Harriet Fraser Hust, and husband, A. S. Hust, by I. L. Fabian its President, and attested and its corporate seal hereunto affixed by B.D. Speer, its Secretary, both of whom are duly authorized to so act, on this the 26th day of June, 1931.

Attest:

B.D. Speer its Secretary

THE STATE OF ALABAMA

JEFFERSON COUNTY

Mrs. Harriet Fraser Hust (Seal) and A. S. Hust both by Bankers Mortgage Building & Loan Assn. as Mortgagee and Attorney in Fact By I. L. Fabian -- its President

I, Grace Mosley, a Notary Public in and for said County in said State, hereby certify that I. L. Fabian and BDD. Speer, whose names as President and Secretary, respectively of the Bankers Mortgage Building & Loan Association a corporation are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they, as such officers, and with full authority executed the same voluntarily for and as the act of said corporation, in its capacity as mortgaged and attorney in fact, for Mrs. Harriet Fraser Hust, and husband, A. S. Hust.

Given under my hand and official seal this the 26th day of June 1931,

Grace Mosley--Notary Public

THE STATE OF ALABAMA .) SHE LBY COUNTY

I hereby certify that the within instrument was filed in this office for record June 26th 1931 at 2 oclock P.M. and recorded in Deed record 92 page 417 and

examined. Cage Head--Judge of Probate

ALABAMA

has been paid on the within instrument as required by law.

JUDGE OF PROBATE