

FORECLOSURE DEED - .50 federal stamp cancelled on this Deed.

STATE OF ALABAMA:

SHELBY COUNTY:

KNOW ALL MEN BY THESE PRESENTS: That whereas, F. L. N. Eddens, a widower, executed and delivered to Ina Ayres on October the 28th Nineteen Hundred and thirty-four, a mortgage conveying the hereinafter described land to secure payment of a debt of Six Hundred, Ninety-six Dollars and fifty-two cents (\$696.52), with interest thereon. Said principal sum to be paid in two years from date and interest to be paid semi-annually, as evidenced by separate notes. Which said mortgage is recorded in the office of the Judge of Probate in and for Shelby County, Alabama in mortgage book #162 at pages number 41 and 42, and

WHEREAS, said mortgage provides that should default be made in payment of said sum of any part thereof, or interest thereon, at maturity, in that event the whole of said indebtedness at once becomes due and payable, and said mortgage becomes subject to foreclosure and said Mortgagee and her agents or assigns are authorized to take possession of the premises therein described and after giving thirty days notice by publication once a week for three consecutive weeks, of the time, place and terms of said sale, by publication in some newspaper published in Shelby County, State of Alabama, to sell the same in front of the Court House door of said last named County at public out-cry to the highest bidder for cash, and

WHEREAS, default was made in the payment of the interest notes, being past due and payable, and the said Ina Ayres has elected to consider the whole indebtedness due, and has caused advertisement to be published in the Shelby County Democrat, a newspaper published at Columbiana in Shelby County, Alabama, in the following issues, to wit: August the first, Nineteen Hundred and thirty-five; August the fifteenth, Nineteen Hundred and thirty-five; giving notice that the land conveyed by said mortgage would be sold at public out-cry to the highest bidder for cash in front of the Court House door at Columbiana in Shelby County, Alabama, within the legal hours of sale on September the Fifth Nineteen Hundred and thirty-five, and

WHEREAS, said sale was had by the undersigned auctioneer at the said time and place as published in said notice, and according to the terms of said mortgage. And, at said sale, Ina Ayres became the purchaser, being the highest bidder for cash, for the sum of One Hundred Dollars.

Now, therefore, for and in consideration of premises and the further consideration of One Hundred dollars, cash in hand paid by the said Ina Ayres, receipt of which is hereby acknowledged, and pursuant to the terms and powers of said mortgage, I, S. A. Lokey, Auctioneer, as such, and for and on behalf of F. L. N. Eddens, Mortgagor, and Ina Ayres, Mortgagee, have granted, bargained and sold; and do by these presents, grant, bargain sell and convey unto the said Ina Ayres, her heirs and assigns, the following described real estate situated in Shelby County, State of Alabama, to wit:

The South-east Quarter (SE $\frac{1}{4}$) of the North-west Quarter (NW $\frac{1}{4}$) of Section Five (5), Township 18 (18), Range 1 East, situated in Shelby County, Alabama, except the minerals and mineral rights, together with all and singular the tenements, hereditaments and appurtenances thereto belonging.

TO HAVE AND TO HOLD, unto the said Ina Ayres, her heirs and assigns, with all rights, claims and appurtenances thereunto belonging, as fully as the same can be conveyed under the power of said mortgage.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the fifth day of September, Nineteen Hundred and thirty-five.

S. A. Lokey (Seal)
Auctioneer

F. L. N. Eddins (Seal)

By, S. A. Lokey,
Auctioneer.

Ina Ayers (Seal)
Mortgagee

By S. A. Lokey
Auctioneer.

STATE OF ALABAMA:

SHELBY COUNTY:

I, L. C. Walker, Judge of Probate in and for said County in said State, hereby certify, that S. A. Lokey, whose name as Auctioneer, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that after being informed of the contents of the conveyance, he, in his capacity as Auctioneer, and as Auctioneer for F. L. N. Eddens, Mortgagor; and as Auctioneer for Ina Ayres, Mortgagee, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL: This the 5th day of September, Nineteen
Hundred and thirty-five.

L. C. Walker,
Judge of Probate.

Filed for record in this office the 15th day of October, 1935, and recorded in the Deed Record 98, page 599, and examined.

L. C. Walker,
Judge of Probate.

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 50 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE