#129

STATE OF ALABAMA

SHELBY COUNTY

WHEREAS, Ethel B. Falkner and husband, C. J. Falkner, did, by their mortgage deed, dated the 15th day of January, 1936, and recorded in Mortgage Record Vol. 173 on page 3, in the office of the Judge of Probate of Shelby County, Alabama, convey the real estate hereinafter described to The Union Central Life Insurance Company of Cincinnati, Ohio, which said mortgage and note and the indebtedness thereby secured has by deed of assignment dated November 7th, 1939, and recorded in Deed Record Vol. 107 on page 114, in the office of the Judge of Probate of Shelby County, Alabama, been assigned, transferred and set-over to the Columbiana Savings Bank, a corporation, of Columbiana, Alabama; and

whereas, in and by the terms of said mortgage deed the grantee therein named, or its agent or attorney or assignee were authorized and empowered upon default in the payment of the principal or interest, when the same became due, or any note given in renewal of the notes therein, or any taxes, assessments, liens, charges, or any sum or sums of money owed in connection therewith, to sellthe hereinafter described real estate at public outcry, to the highest bidder, for cash, at the court house door of Shelby County, Alabama, first giving three weeks notice of the time, terms and place of sale, and of the property to be sold by advertisement once a week in some newspaper in Shelby County, Alabama, and authorizing the grantee or its assigns to become the purchaser at said sale, and the person making said sale being authorized and empowered and directed to execute and deliver to the purchaser or purchasers, for said mortgagors the parties of the first part, and in their stead, a good and sufficient deed in fee simple of the property sold, a recital wherein of the giving of such notice of sale being proof thereof; and

WHEREAS, default was made in the payment of said mortgage indectedness at maturity, as aforesaid, and said property was advertised for sale and sole in all respects as provided in said mortgage, on the 19th day of March, 1940, after first giving notice, as provided for in said mortgage, for three successive weeks of the time, terms and place of sale, and of the property to be sold, by advertisement once a week for three successive weeks prior to said sale in the Shelby County Democrat, a newspaper published at Columbiana, Shelby County, Alabama, and said notice being published in the issues of said paper of February 29th, March 7th and March 14th, 1940, and at which said sale the said Columbiana Savings Bank, a corporation, did become the purchaser, at and for the sum of Five Hundred Sity-Three and 21/100 (\$563.21) Dollars, this being the highest and best bid; and at which said sale Paul 0. Luck, the agent and attorney of the Columbiana Savings Bank, a corporation, as assignee, was the person making the sale of said property under the terms of said mortgage:

Now, Therefore, Know all men by these presents, That we, Ethel B. Falkner, by Paul O. Luck her attorney duly authorized, as aforesaid, and C. J. Falkner, by Paul O. Luck, his attorney duly authorized, as aforesaid, and The Union Central Life Insurance Company of Cincinnati, Ohio, by Paul O. Luck, its attorney duly authorized, as aforesaid, and the Columbiana Savings Bank, a corporation, by Paul O. Luck, its duly authorized agent and attorney, as aforesaid, and Paul O. Luck as the person making said sale and as attorney and auctioneer conducting said sale, for and in consideration of the sum of Five Hundred Sixty-Three and 21/100 (\$563.21) Dollars, to us in hand paid by Columbiana Savings Bank, a corporation, the receipt whereof is hereby acknowledged, give, grant, bargain, sell and convey unto the said Columbiana Savings Bank, a corporation, its successors and assigns, and to its use and behoof forever, the following described real estate situated in Shelby County, Alabama, to-wit:

The South Half of the Northeast Quarter of Northeast Quarter, less one acre in the southeast corner, also 3 acres in the northwest corner of the Southeast Quarter of Northeast Quarter, being 140 vards east and west, and 105 yards north and south. Also, South Half of East Half of Northwest

Quarter of Northeast Quarter, all in Section 5, Township 21, Range 1 East, containing 32 acres, more or less, in Shelby County, Alabama.

TO HAVE AND TO HOLD the said above described real estate unto the said Columbiana Savings Bank, a corporation, and unto its successors and assigns forever, all under and by virtue of the power and authority vested in the terms of said mortgage deed.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this the 19th day of March, 1940.

Ethel B. Falkner

By Paul O. Luck As Attorney and Auctioneer

C. J. Falkner

By Paul O. Luck As Attorney and Auctioneer

The Union Central Life Insurance Co. of Cincinnati, Ohio

By Paul O. Luck As Attorney and Auctioneer

Columbiana Savings Bank, a corporation As Assignee

By Paul O. Luck

As Attorney and Auctioneer

Paul O. Luck As Attorney and Auctioneer

STATE OF ALABAMA
SHELBY COUNTY

I, L. C. Walker, Judge of Probate for Shelby County, Alabama, hereby certify that Paul O.

Luck whose name as Attorney and Auctioneer 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 Attorney and Auctioneer conducting the sale, executed the same voluntarily on the

day the same bears date.

Given under my hand this the 19th day of March, 1940.

L. C. Walker, Judge of Probate Shelby Co.Ala.

Filed in this office March 21, 1940 at 2 pm and recorded in Deed Record 108 at page 149 and examined.

L. C. Walker, Judge of Probate