

## FORECLOSURE DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS THAT WHEREAS Albert Cohill and wife, Hannah Cohill, did on July 16, 1930, execute and deliver to R. G. Weldon Co. (which was W. J. Weldon doing business as R. G. Weldon Co.) a mortgage conveying the hereinafter described land to secure the payment of an indebtedness of Nine Hundred and Fifty and no/100 Dollars due on November 1, 1930, which said mortgage is recorded in the Office of the Judge of Probate in and for said County Mortgage Record 155 at page 247; and

WHEREAS Albert Cohill, and wife, Hannah Cohill executed a second mortgage to R. G. Weldon Co. on June 25, 1931, conveying the said hereinafter described lands to secure the payment of a debt of Nine Hundred and Thirty Four dollars and Seven cents, due on October 1, 1931, and

WHEREAS, default was made in the payment of said debts and there is now due and unpaid on said indebtedness to the said W. J. Weldon doing business as R. G. Weldon, Co. by the said Albert Cohill and wife, Hannah Cohill, a balance of Thirteen Hundred and Fifty Dollars, and

WHEREAS it was provided in and by said mortgages that on the default of such payments that the said W. G. Weldon doing business as R. G. Weldon Company might sell the property therein described to the highest bidder at public auction at Wilsonville, Alabama, for cash, having advertised such sale in some newspaper published in said County by two weekly insertions, or by posting at three public places in said County for not less than twenty days, at the option of the mortgagee, and execute title to the purchaser at said sale, and shall apply the proceeds to payment of the expenses incident to said sale, including all Attorney's fee, and the payment in full of said demands secured by said mortgages and pay over the remainder, if any, to said mortgagors, It was further provided by said mortgage that mortgagor might bid at said sale and that auctioneer crying the same might execute title to the purchaser, and

WHEREAS said mortgagee exercised his option to advertise said property for sale by posting notice at three public places in said county for not less than twenty days before said sale, and

WHEREAS said notices were posted on August 3, 1940 on Bulletin Board at the Court House of Shelby County in Columbiana, Alabama, and on Bulletin Board in the lobby of the Columbiana Savings Bank in Columbiana, Alabama, and on the Bulletin Board in the Post Office in Columbiana, Alabama, all of which are public places in Shelby County, Alabama, which said notices gave notice of the time, place, terms and purpose of said sale and description of the property to be sold, and,

WHEREAS said notices advertised said sale to be held at Wilsonville, Alabama, Shelby County, during the public hours of sale on the 27th day of August 1940, and

WHEREAS, S. A. Lokey was selected by said mortgagee as agent and auctioneer to make said sale, and

WHEREAS, the said S. A. Lokey, in strict compliance with the powers of sale contained in said mortgages did offer for sale for cash, during the legal hours of sale on the 27th day of August 1940 in front of the Post Office at Wilsonville, Alabama, the hereinafter described property, and,

WHEREAS at said sale, M. J. Weldon bid the sum of Thirteen Hundred and Fifty Dollars, which was the highest bid at said sale and said bid was accepted after fair warning.

NOW THEREFORE, I, the said S. A. Lokey, as agent and auctioneer for W. J. Weldon doing business as R. G. Weldon Co. and as agent and auctioneer for Albert Cohill and Hannah Cohill, his wife, for and in consideration of the premises and the sum of Thirteen Hundred and Fifty Dollars to me cash in hand paid by M. J. Weldon, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey to the said M. J. Weldon, the following described property, to-wit:

All of the Southeast quarter of the Southeast quarter of Section 31 that lies South of the right-of-way of the Southern Railway, and the Southwest quarter of the Southwest quarter of Section 32 that lies South of the right-of-way of the Southern Railway, and all the Northeast quarter of the Southwest quarter of Section 32 that lies South of the right-of-way of the Southern Railway and South of Yellow Leaf Creek, and all of fractions I. M. & N. of Section 32 that lies South of Yellow Leaf Creek. All of said lands as described above being in Township 20, Range 2 East, containing 136 acres more or less. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said M. J. Weldon, her heirs and assigns forever.



IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of August, 1940.

S. A. LOKEY  
Agent and Auctioneer

W. J. Weldon,  
doing business as R. G. Weldon Company.

By S. A. LOKEY  
Agent and Auctioneer

Albert Cohill

By S. A. LOKEY  
Agent and Auctioneer

Hannah Cohill

By S. A. LOKEY  
Agent and Auctioneer

STATE OF ALABAMA,

SHELBY COUNTY.

I, L. C. Walker, Judge of Probate Court in and for said County in said State hereby certify that S. A. Loeky, whose name as agent and auctioneer, also as agent and auctioneer for W. J. Weldon, doing business as R. G. Weldon Company, as agent and auctioneer for Albert Cohill, and as agent and auctioneer for Hannah Cohill, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed to the contents of the conveyance, he, in his capacity as such agent and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of August, 1940.

L. C. WALKER  
Judge of Probate Court for Shelby County,  
Alabama.

Filed for record in this office in Deed Book 109 on pages 537 and 538 on August 31, 1940 at ten o'clock, and examined. L. C. Walker, Judge of Probate.

STATE OF ALABAMA  
SHELBY COUNTY

I hereby certify that  
\$ 150 Privilege Tax  
has been paid on the within  
instrument as required by  
law.

L. C. WALKER,  
JUDGE OF PROBATE