

This Indenture, made and entered intoby and between Leroy Davis and wife Albirtha Davis, partiles of the first part, and Twin Oaks Land Company, a corporation, parties of the second part.

## witnesseth:

That Whereas, the said parties of the first part executed a purchase money mortgage under date of June 28, 1937, to Twin Oaks Land Company, said mortgage being recorded in the Probate Office of Shelby County Alabama, in Volume 176, page 156, and

Whereas, by the terms of said mortgage the said party of the second part was authorized and empowered, in the event of default in the payment of the indebtedness thereby secured, to declare the entire indebtedness secured thereby due and payable, amd after giving notice of time, place and terms of sale by publication once a week for three consecutive weeks in some newspaper published in Shelby County, Alabama, to sell said property at public outcry to the highest bidder for cash in front of the Court house door, Shelby ounty, Alabama, at which sale the said party of the second part was authorized to become the purchaser of said property, and

Whereas, default was made in the payment of the indebtedness secured by said mortgage, which default was continued to this day, and whereas, said property was advertised and sold in all respects as provided by the terms of said mortgage on the 10th day of June, 1941, after giving notice of the time, place and terms of said sale by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in Shelby County, Columbiana, Alabama, at which sale the said party of the second part did become the purchaser of said property at and for the sum of Thirty and no/100 (\$30.00) dollars cash.

Now Therefore, in consideration of the premises and the sum of Thirty and no/100 (\$30.00) dollars paid to the said parties of the first part by the party of the second part, the said parties of the first part Leroy-Davis and wife Albirtha Davis, have granted, bargained and sold and do by these presents grant, bargain, sell and convey unto the said party of the second part the following described real estate, situated in Shelby County, Alabama, Viz:

The We of the NEE of the NW and part of the We of the SEE of the NW North of the Shelby Springs and Elyton dirt road, except one acre heretofore deeded to Walter Williams, the dedar trees of the old house place being approximately the center of the Walter William's acre, all in Section 2, Tp 22, Range 2 West, containing 19 acres more or less. Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property unto the said party of the second part, its successors and assigns forever, as fully and completely in all respects as the said parties of the first part could convey the same. In witness whereof, the said parties of the first part have hereunto set their hands and seals, on this

eroy Davis and wife Albirtha Davis

By C O Chambless, Its President.

My Twin Oaks Land Company

the 10th day of June, 1941.

W I Brannon, Secretary.

The State of Alabama, Jefferson County I, Frances E Brown, a Notary Public Transid for said County in said State, hereby certify that C.O.Chambless, who se name as President of the Twin Oaks Land Company, a corporation, is signed to the foregoing conveyance, and who is knownto me acknowledged before me on this day that being informed of the contents of the conveyance, he, as guch officer and with full authority, executed the same voluntarily for and as the act of said of rporation. Given under my hand and seal of office this 10th day of June, 1941 Frances E Brown.

Notary Public Filed for record in this office July 10th 1941 at 8 AM and recorded in deed record 111, page600 and examined L C Walker, Judge of Probate