FORECLOSURE DEED

Loan 70947

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, J. R. Kirkland and wife, Alice Kirkland hereinafter referred to as the Mortgagors, did on December 1st, 1928, execute to THE FEDERAL LAND BANK OF NEW ORLEANS, a mortgage on the lands hereinafter described to secure an indebtedness of \$700.00, which mortgage is recorded in the office of the Probate Judge of Shelby County, Alabama, in Mortgage Book 150, Page 293, and

WHEREAS, default was made in the performance of the conditions of said mortgage, and
WHEREAS, THE FEDERAL LAND BANK OF NEW ORLEANS, under the option in the mortgage declared the entire
indebtedness due and payable, and instructed L. H. Ellis, its attorney in fact, to sell, under the power of
sale in the mortgage, the lands therein described, and

WHEREAS, said lands were advertised for sale in strict compliance with the provisions of said mortgage by publication in The Shelby County Democrat a newspaper published in Shelby County, and were sold in accordance with the published notice and in conformity with the power granted in said mortgage to The Federal Land Bank of New Orleans on April 18 1942, at the door of the Courthouse of Shelby County, Columbiana, Alabama, for \$350.00, that amount being the highest bid for same.

NOW, THEREFORE, in consideration of the premises and the sum of \$350.00 in hand paid by The Federal Land Bank of New Orleans the receipt of which is hereby acknowledged, we, the said Mortgagors and The Federal Land Bank of New Orleans, all acting herein by L. E. Ellis our attorney in fact and the auctioneer making the sale, who is duly authorized as such by said mortgage and under the law of Alabama, to execute a deed to the purchaser in our names, do hereby grant, bargain, sell and convey unto The Federal Land Bank of New Orleans the following described property in Shelby County, Alabama, to-wit:

The west half of the northwest quarter of Section 18, Township 18, Range 1 East, containing 80 acres, more or less, situated in Shelby County, Alabama. Also: A strip of land described as follows: Beginning at the southeast corner of the west half of the northwest quarter of Section 18, Township 18, Range 1 East, thence run west along line 20 feet, thence run south to Columbiana and Ashville public road, thence run east along said road to land line, thence run north along land line to corner and to point of beginning. Above described land lying in and being a part of the northwest quarter of southwest quarter, Section 18, Township 18, Range 1 East, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said The Federal Land Bank of New Orleans its successors and assigns, forever.

IN WITNESS WHEREOF, the said Mortgagors and the Federal Land bank of New Orleans have hereunto set their hands this 18th day of April, 1942, by and through L. H. Ellis, acting herein as their attorney in fact and as auctioneer.

J. R. Kirkland and Alice Kirkland

By L. H. Ellis

As Attorney in Fact and Auctioneer

THE FEDERAL IAND BANK OF NEW ORLEANS

BY L. H. Ellis

As Attorney in Fact and Auctioneer

STATE OF ALASAMA COUNTY OF SHELBY

I, B. Z. Cooper, Notary Public in and for said County and State hereby certify that L. H. Ellis, whose name as attorney in fact and as 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 attorney in fact and as auctioneer, with full authority, in the name and as the act of J. R. Kirkland and wife, Alice Kirkland and of The Federal Land Bank of New Orleans, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of April, 1942.

B. Z. Cooper, Notary Rublic (SEAL)

My Commission expires 1944

Filed for record in this office on the 13th day of May 1942, at ten o'clock A. M. and duly recorded in Deed Record Vol. 113, Page 311.

No Tax due on this instrument

L. C. Walker, Juuge of Probate