No Federal Stamps Cancelled on this Deed

#1826

## Foreclosure Deed

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on November 9, 1940, Wm. F. Goodwin, an unmarried man, did execute and deliver unto Noah Taff that certain mortgage deed conveying the hereinafter described real estate to secure the payment of the indebtedness set forth in said mortgage, which was duly recorded in the Probate Office of Shelby County, Alabama in Volume 184 at Pages 391 and 392, to which reference is hereby made.

THAT WHEREAS, default was made in the payment of the indebtedness secured by the said mortgage, and by reason of such default the said Noah Taft elected to declare the entire debt due and payable and said mortgage subject to foreclosure.

AND WHEREAS, acting under and by virtue of the power of sale contained in said mortgage and in accordance with the laws of the State of Alabama and in strict compliance therewith, on this the 4th day of August, 1943 the undersigned Ingram Beasley, auctioneer for the said Noah Taff, offered said property as conveyed by said mortgage for sale at public outcry to the highest and best bidder before the Court House Door of Shelby County, Alabama, during the legal hours of sale, after first having given notice of the time, place and terms of said sale by publication once a week for three successive weeks in the Shelby County Reporter, a newspaper published in the City of Columbiana in Shelby County, Alabama, immediately prior to the said sale in issues of July 15, 1943; July 22, 1943; and July 29, 1945. And at said sale the Mortgagee Noah Taff, being the highest, best, and last bidder, purchased said property at and for the sum of Five Hundred Thirty Four and 21/100 (\$534.21)Dollars

NOW, THEREFORE, in consideration of the premises and the sum of Five Hundred Thirty Four and 21/100 (\$534.21) Dollars, which was bid by said mortgagee for said property and which was credited on the indebtedness secured by said mortgage, the receipt whereof is hereby acknowledged (which said indebtedness together with the cost and expense incident to said sale amounting on the date of said sale to the sum of Five Hundred Thirty Four and 21/100 (\$534.21) Dollars), and for the purpose of having record evidence of the foreclosure of said mortgage the said Ingram Beasley, in his capacity of such auctioneer and as empowered under the terms of said mortgage as well as under the laws of the State of Alabama, does hereby grant, bargain, sell, convey, and confirm unto the said Noah Taff the following described real estate as described in said mortgage and located in Shelby County, Alabama, to-wit:

The  $N_S^1$  of  $NE_4^1$  and all that part of the  $N_S^1$  of  $S_S^1$  of  $NE_4^1$  lying north of the line fence of Elliott and Robertson; also all that part of the  $NE_4^1$  of  $NV_4^1$ 

EAST OF THE MONTEVALLO AND ASHVILLE PUBLIC ROAD, all in Section 26 Townshp 21 Range 3 West, Shelby County, Alabama.

Also all that part of the W2 of NW4 of Section 25 Township 21 Range 3 West lying west of Spring Creek and north of a line fence of Elliott and Robertson or the extension thereof, and more particularly described

as follows:

Begin at the NW corner of Section 25 Township 21 Range 3 West, Shelby County, Alabama, thence north 88 deg 27 E 535.2 feet, thence south 29 deg 30° E 191.5 feet, thence south 55 deg 30° E 255.8 feet, thence south 23 deg 30° E 102.0 feet to spring, thence south 22 deg 45° W 190.3 feet, thence south 68 deg 45' W 127.8 feet, thence south 9 deg. 45° E 247.5 feet, thence south 28 deg 15° E 231.5 feet, thence south 67 deg 15° E 117.3 feet, thence south 11 deg. 45° W 129.5 feet, thence south 60 deg 45 W 124.5 feet, thence south 21 deg 30 W 204.0 feet, thence south 36 deg 30° E 52.7 feet, thence south 16 deg 30° W 105.4 feet thence north 88 deg 40° W 3305.5 feet, thence north 3 deg 22° W 148.9 feet, thence north 88 deg. 16' E 137.0 feet, thence north 17 deg. 44' W 338.2 feet, thence north 26 deg 29' W 135.7 feet, thence north 11 deg. 29' W 287.6 feet, thence north 6 deg 29' W 605.0 feet, thence north 88 deg 16' E 2745 feet to the point of beginning, and containing 155 acres more or less situated in Shelby County, Alabama, excepting herefrom the right tof way to Alabama Power Company, recorded in Deed Book 105, page 26 in the Office of the Probate Judge, of Shelby County, Alabama.

To have and to hold the same unto the said Noah Taff, his heirs and assigns forever, subject, however, to the redemption allowed by law.

IN TESTIMONY WHEREOF, the said Ingram Beasley as such auctioneer has executed this deed, being there unto dule authorized, on this the 4th day of August, 1943.

Ingram Beasley

Auctioneer

STATE OF ALABAMA

JEFFERSON COUNTY

I, P. F. Lambdin, a Notary Public in and for said County in said State, hereby certify that Ingram Beasley whose name is 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 auctioneer executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of August, 1943.

Peter F. Lambdin Notary Public

Filed for record in this office on the 10th day of August, 1943, at eleven o'clock A. M. and duly recorded in Deed Record Vol. 117 on page 186.

L. C. Walker, Judge of Probate

NO TAX DUE ON THIS INSTRUMENT