

## FORECLOSURE DEED

#512

THE STATE OF ALABAMA,    X  
                                   X  
 SHELBY COUNTY.....    X

Whereas, Mark A. Driggers and wife, Nevada Driggers, did, by their mortgage deed, dated October 30, 1939, and recorded in Mortgage Book number 168, on page 525, in the office of the Judge of Probate of Shelby County, Alabama, convey the premises hereinafter described to one Mrs. Eula Josephine Brown, which said mortgage has by deed of assignment, dated the 21 day of November, 1942, and recorded in Deed Book Volume 114 on page 95 in the office of the Judge of Probate of Shelby County, Alabama, been assigned to L.C. Walker, hereinafter named; and,

WHEREAS, in and by said mortgage deed, the grantee therein named, her heirs or assigns, were authorized and empowered upon any default in the payment of the principal sum secured by said mortgage, or of any interest thereon, to sell the said premises with all improvements that might be thereon to the highest bidder at public auction at Columbiana, Alabama, for cash after having advertised such sale in some newspaper published in said County by two weekly insertions, or by posting notices at three public places in Shelby County, Alabama, for not less than twenty days at the option of the grantee and to execute title to the purchaser at said sale and that said mortgagee may buy there hereinafter described property and the auctioneer crying the same shall have the authority to execute titles to the purchaser; and,

WHEREAS, default was made in the payment of said mortgage debt, at the maturity of the same, and said property was advertised and sold in all respects as provided in said mortgage at public auction to the highest bidder for cash in front of the Courthouse door at columbiana, Alabama, on the 4th day of December, 1943, after notice thereof having been given by posting notices at three public places in said County for more than twenty days prior to the date of said sale, at which said sale the said Paul O. Luck acted as Auctioneer crying said sale, and at said sale L.C. Walker did become the purchaser, at and for the sum of TWELVE HUNDRED SEVENTY-THREE DOLLARS, this being the highest and best bid:

Now, therefore, KNOW ALL MEN BY THESE PRESENTS, That we, Mark A. Driggers, Nevada Driggers, Mrs. Eula Josephine Brown, and L.C. Walker, as Assignee of said Mortgagee, by Paul O. Luck, their duly authorized Attorney as aforesaid, and Paul O. Luck as such Auctioneer crying said sale, by virtue and in execution of the power contained in said mortgage deed as aforesaid, do, in consideration of the sum of TWELVE HUNDRED SEVENTY-THREE DOLLARS, to us paid by L.C. Walker, the receipt whereof is hereby acknowledged, give, grant, bargain, sell and convey unto the said L.C. Walker, his heirs and assigns, the following described real property situated in Shelby County, Alabama, to-wit:

The Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northwest Quarter, EXCEPT ten acres off of the South side of said eighty, the cross fence between the lands herein conveyed and the lands known as the O'Hara Place being the line.

All that part of the Southwest Quarter of the Northwest Quarter that lies East of the public road leading from Columbiana to Shelby.

Two acres, more or less, situated in the Southwest Quarter of the Northwest Quarter of Section 36, Township 21, Range 1 West, more particularly described as follows: Begin at the point where the Eastern line of the Columbiana and Shelby public roads intersects the Northern line of the Southwest Quarter of the Northwest Quarter of Section 36 Township 21, Range 1 West, and run thence South 21 degrees East 438.5 feet to a point on the West margin of said public road for a point of beginning: Run thence South 58 degrees and 15 minutes West 279.5 feet to a point on the Eastern margin of the right of way of the Louisville and Nashville Railroad Company, run thence along the Eastern boundary line of said Railroad Right of Way South 24 degrees East 370 feet; run thence North 61 degrees and 30 minutes East 295 feet to the Western margin of said public road; run thence North 26 degrees and 30 minutes West 386 feet along the Western



margin of said public road to the point of beginning, and containing 2.49 acres, more or less.

All of the foregoing lands being situated in Section 36, Township 21, Range 1 West.

TO HAVE AND TO HOLD the above described property unto the said L.C. Walker, the purchaser of said sale, and unto his heirs and assigns, as fully and completely in all respects as the said parties to said mortgage could or ought to convey the same under and by virtue of the power and authority invested in them and in the Auctioneer crying said sale, all by virtue of the terms of said mortgage.



IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 4th. day of December, 1943.

Mark A. Driggers  
By Paul O. Luck  
As his attorney in fact

Nevada Driggers  
By Paul O. Luck  
As his attorney in fact

L.C. Walker  
By Paul O. Luck  
As his attorney in Fact

Paul O. Luck  
As Auctioneer crying said sale.

STATE OF ALABAMA,   
SHELBY COUNTY.... 

I, L.G. Fulton, Clerk of the Circuit Court of Shelby County, Alabama, hereby certify that Paul O. Luck, whose name as Attorney in Fact and as Auctioneer crying the above and foregoing sale, 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 in Fact, and as such Auctioneer crying said sale, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 4th. day of December, 1943.

(SEAL)  
L.G. Fulton  
Clerk of the Circuit Court of  
Shelby County, Alabama.

Filed in the office of the Probate Judge the 18th day of December, 1943 at 1 o'clock P.M. and recorded in the Deed Record 117 on page 524 on this the 18th day of December, 1943.

STATE OF ALABAMA  
SHELBY COUNTY

I hereby certify that  
\$ .50 Privilege Tax  
has been paid on the within  
instrument as required by  
law.

L. C. WALKER,  
JUDGE OF PROBATE

L.C. Walker,

Judge of Probate