

## FORECLOSURE DEED

#1261

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That Whereas default has been made in the payment of debt secured by that certain mortgage executed and delivered by Reynolds G. Sutton and wife Thelma Sutton to Fred Smith on the 6th day of April, 1942, which said Mortgage is recorded in the office of the Judge of Probate for Shelby County, Alabama in Mortgage Record 190 at page 434; and

WHEREAS, Said mortgage provides that if Mortgagors fail to pay said notes in whole or in part at maturity then the entire indebtedness secured by said Mortgage should become due and payable and the Mortgagee, his agent or assign are authorized to take possession of said property after giving thirty days notice by posting notice in three public places in Shelby County, Alabama to sell the same at Public auction to the highest bidder for cash in front of the Court House door in Shelby county, Alabama and the proceeds to be devoted first to paying the expenses of advertising and selling and the payment of a reasonable attorney's fee for foreclosing mortgage and second to payment of balance that may be due on said note and the surplus, if any, to be turned over to Mortgagors. Said mortgage also authorizes mortgagee to bid for said property and become the purchaser at said sale; and

WHEREAS, default has been made in payment of number of notes secured by said mortgage and there is a balance due on total indebtedness, including principal and interest of Seven Hundred Dollars; and

WHEREAS, Mortgagee elected to foreclose said Mortgage as provided in the terms thereof and did on the 27th day of August, 1945 post notices of foreclosure sale at three public places in Shelby County Alabama to-wit: Bulletin Board in the Shelby County Court House; Bulletin Board in the Post Office at Columbiana, Alabama; and Bulletin Board of the A A A office s in Columbiana, Alabama. Said notices gave the description of the property and the time and place of the sale as during the legal hours of sale on



October 1, 1945 in front of the Court House door in Columbiana, Alabama; 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 mortgage and pursuant to the terms outlined insaid notices did offer for sale for cash during the legal hours of sale on October 1, 1945 in front of the Court House Door in Columbiana, Shelby County, Alabama the hereinafter described property; and

WHEREAS, at said sale, Fred Smith, the Mortgagee did bid the sum of Two Hundred Dollars which was the highest bid made, at said sale, and said bid was accepted after fair warning.

NOW THEREFORE, I, the said, S. A. Lokey as agent and auctioneer for Reynolds G. Sutton and Thelma Sutton, Mortgagors and Fred Smith, Mortgagee, for and in consideration of the premisis and the sum of Two Hundred Dollars credited against said indebttness, I the said, S. A. Lokey as auctioneer for Mortgagors and Mortgagee do hereby grant, bargain and sell unto the said Fred Smith the following described real estate situated in Shelby County, Alabama, to-wit:

The Northwest Quarter of the Southwest Quarter of Section Twenty-nine, Tpt 19, Range 1 East, except eight acres described as follows: Starting at the Southwest corner of the said Northeast Quarter of the Southwest Quarter of said section twenty-nine, thence East 199 yards and 1 foot; thence North 199 yards and 1 foot; thence West 199 yards 1 foot thence South 199 yards 1 foot to starting point. The land herein conveyed is twenty-nine acres more or less.

TO HAVE AND TO HOLD, Unto the said, Fred Smith his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of October, 1 945.

S. A. Lokey  
Agent and Auctioneer  
Fred Smith  
Agent and Auctioneer - S. A. Lokey  
Reynolds G. Sutton  
Agent and Auctioneer - S. A. Lokey  
Thelma Sutton  
Agent and Auctioneer - S. A. Lokey

STATE OF ALABAMA

SHELBY COUNTY

I, L. C. Walker, Judge of the Probate Court, in and for said County insaid State, hereby certify that, S. A. Lokey whose name as agent and auctioneer, also agent and auctioneer for Fred Smith, also agent and auctioneer for Reynolds G. Sutton and wife Thelma Sutton, is signed to the foregoing conveyance and who is known to me, acknowledged before me that being informed of the contents of this 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 9th day of February, 1946.

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

NO TAX DUE ON THIS INSTRUMENT.

Filed for Record the 9 day of February, 1946, at 11 o'clock A.M., and recorded in Deed Record 123 on page 440 on the 14 day of February, 1946.

L. C. WALKER,  
JUDGE OF PROBATE.