

\$.55 Federal Stamps Cancelled on this deed
FORECLOSURE DEED

#585

STATE OF ALABAMA)

SHELBY COUNTY....)

KNOW ALL MEN BY THESE PRESENTS, That whereas Isaac Skelton, an unmarried man, did on the 11th day of February 1942, execute a mortgage to John G. Dearborn to secure an indebtedness therein described, which said mortgage is recorded in Vol. 191 Record of Mortgages, Page 216, in the Probate Office of Shelby County, Alabama, and which said mortgage conveyed the hereinafter described property; and

WHEREAS, under the terms of said mortgage, the said Isaac Skelton agreed that should default be made in the payment of the indebtedness secured by said mortgage, or should any of the notes evidencing said indebtedness remain unpaid at maturity, then in either of said events, the whole of said indebtedness should at once become due and payable and the said John G. Dearborn, his agents or assigns, were authorized and empowered to take possession of the premises conveyed in said mortgage, and to sell the property therein described in front of the Court House door of Shelby County, Alabama, at public outcry to the highest bidder for cash, after giving thirty (30) days notice by publication once a week for three consecutive weeks, of that time, place and terms of sale, by publication in some newspaper published in Shelby County, Alabama, and to apply the proceeds of said sale according to the terms of said mortgage; and

WHEREAS, default was made in the payment of the indebtedness due under and secured by the terms of said mortgage; so that the same became subject to foreclosure under the terms of said mortgage; and

WHEREAS, The said John G. Dearborn did advertise the foreclosure of said mortgage and the sale of the property conveyed therein, by publication once a week for three consecutive weeks in The Shelby County Democrat, a newspaper published in Columbiana, Shelby County, Alabama, viz., on October 17, 1946, October 24, 1946 and October 31, 1946, giving the time, place and terms of said sale; and

WHEREAS, on the 19th day of November, 1946, during the legal hours of sale, according to the terms of said advertisement, said sale was held in front of the Court House door of Shelby County, Alabama, in strict conformity with the terms of said mortgage and John G. Dearborn did purchase said property at and for the sum of \$250.00, being the highest and best bid at said sale;

NOW, THEREFORE, in consideration of the premises and of the said sum of \$250.00 in hand paid by the said John G. Dearborn to the undersigned, the receipt of which is upon delivery of these presents hereby acknowledged, we the said Isaac Skelton, Mortgagor, John G. Dearborn, Mortgagee, and Karl C. Harrison as duly authorized auctioneer and agent of the said Mortgagee, have granted, bargained and sold and do by these presents grant, bargain, sell and convey unto the said John G. Dearborn, the following described real estate, situated in Shelby County, Alabama, to-wit:

The North half of the Northeast Quarter of Section 33, Township 17, Range 1 East, containing 80 acres, more or less.

TO HAVE AND TO HOLD unto said John G. Dearborn, his heirs and assigns forever.

IN WITNESS WHEREOF the said John G. Dearborn, Mortgagee, Isaac Skelton, Mortgagor, by the said John G. Dearborn, and Karl C. Harrison as Auctioneer, have hereunto set their hands and seals on this the 19th day of November, 1946.

John G. Dearborn (L.S.)

ISAAC SKELTON Mortgagor
By John G. Dearborn (L.S.)
Karl C. Harrison (L.S.)
Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Robert C. Garrison, a Notary Public in and for said County and State, hereby certify that John G. Dearborn, whose name as Mortgagee is signed to the foregoing conveyance, and who also executed the same in the name of Isaac Skelton, Mortgagee, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date, both as Mortgagee and in the name of the Mortgagor in the mortgage therein described.

Given under my hand and official seal of office on this the 19th day of November, 1946.

Robert C. Garrison
Notary Public

NOTARIAL SEAL
STATE OF ALABAMA
SHELBY COUNTY

I, Lallage Powell, a Notary Public in and for said County and State, hereby certify that Karl C. Harrison, whose name 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 as such Auctioneer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 19th day of November, 1946.

Lallage Powell
Notary Public

Filed in the office of Probate Judge on the 19th day of November, 1946 at 2 o'clock P. M. and recorded in Deed Record 127 on page 12 on this the 21st day of November, 1946.

L. C. Walker
Judge of Probate

No Tax Due