- Value STATE OF ALABAMA & F.S. # 2608 Jose Clasure Deed First mily State County....

THIS INDENTURE, made and entered into on this the 5th day of anuary, 1948, by and between the undersigned, W. N. Poe and wife, Nancy D. Poe, of the County of Shelby, in the State of Albama, party of the first part; and, J.E. Armstrong of said County and State, the party of the second part,

WITNESSETH: That, WHEREAS, a mortgage was executed on the 2d. day of November, 1946, by W. N. Poe and wife, Nancy D. Poe, of Shelby County. Alabama, to J.E. Armstrong, on certain real estate hereinafter described, which said mortgage is recorded in mortgage record, Volume 185, on page 511, in the office of the Judge of Probate of Shelby County, Alabama; and,

WHERTAS, in and by said mortgage, said J. E. Armstrong was authorized and empowered, in case of default in the payment at maturity of the debt secured thereby, or on default of the payment of any installment of the indebtedness secured thereby, to take possession of said real property and after giging notice of the time, place, and terms of said sale in some newspaper published in said County, once a week for two successive weeks, to sell the said real estate, at public outcry to the highest bidder for cash at Columbiana, Alabama, and which said mortgage provided that in c ase of a sale under the power contained in said mortgage, the Auctioneer crying said sale, selling said property was authorized and empowered to execute title to the purchaser at said sale; and,

WHEREAS, default was made in the payment of an installment of the indebtedness secured thereby, thereby making all of said indebtedness due and payable, and said property was advertised and sold in all respects as provided in said mortgage and as proveded by Section 171 of Title 47 of the Code of Alabama, on the 5th. day of January, 1948, after notice thereof, as provided for in said mortgage and as provided for by Section 171 of itle 47 of the 1940 code of Alabama, by publication once a week for three successive weeks in the Shelby County Democrat, a newspaper published at Columbiana, in Shelby County, Alabama, prior to said sale, at which said sale J. E. Armstrong did become the purchaser at and for the sum of TWENTY\*FOUR HUNDRED THIRTY-SIX (\$2436.67) &67/100 DOLIARS, this being the highest and best bid for said property:

NOW, THEREOFRE, in consideration of the sum and of the premises and for \$2436.67 in hand paid to me by J.E. Armstrong, the said party of the second part, the receipt whereof is, upon delivery of these presents, hereby admowledged, the said party of the first part, W. N. Poe and wife, "ancy D. Poe, herein known as the mortgagors, have granted, bargained and sold, and by these presents do grant, bargain, sell, and convey unto the party of the second part, J.E. Armstrong the following described real estates situated in the County of Shelby, the State of Alabama, to wit:

The Northwest Quarter of the Southwest Quarter of Section 12, Township 24, North of Range 13 East, containing 40 acres, more or less.

Also, the Southwest Quarter of the Northwest Quarter of Section 12, Township 24, North of Range 13 East, containing 40 acres, more or less.

All situated in Shelby County, Alabama.

Together with all and singular the tenements, heriditaments, and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, the said above described real estate, unto the said J. E. Arumstrong, the said party of the second part, and unto his heirs and assigns, as fully and completely, in all respects, as the said party of the first part could or ought to convey the same, and by virtue of the power and authority vested in Paul O. Luck, the Auctioneer crying and making said sale, he being duly authorized by J.E. Armstrong, the mortgagee herein, and all by virtue of the power and authority vested in him by the terms of said mortgage.

WITNESS my hand and seal this the 5th day of January, 1948.

W.N. Poe (SEAL) mortgagor (SEAL) By: Paul O. Luck as Auctioneer Nancy D. Poe (SFAL) mortgagor By Paul O. Luck (SEAL) as auctioneer; J. E. Armstrong (SEAL) Mortgagee By Paul O. Luck (SEAL) as auctioneer. (SEAL) Paul O. Luck, As Auctioneer crying said sale

STATE OF ALABAMA, I SHELBY COUNTY... LI

I, L.C. Walker, Judge of the Probate Court, in and for said County, in said State, hereby certity that

Paul O. Luck, 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, in his capacity as such Auctioneer

crying said sale under the terms of said mortgage, executed the same voluntarily on the day the same bears date.

## STATE OF ALABAMA SHELBY COUNTY

Given under my hand this the 5th day of January, 1948.

in instrument as required
by law.

L.C. Walker, Judge of the Probate Court Enhelby County, Ala.

Filed in the office of the Judge of Probate on the 21st day of April, 1949, at 10 A.M. and recorded in deed record 138, page 285, on this the 23rd day of April, 1949,

L.C. Walker, Judge of Probate.