#1124

($1.10 Federal Stamps Cancelled on this Deed)

STATE OF ALABAMA

JEFFERSON COUNTY

WHEREAS, W.F. Welch, an unmarried man, did by his mortgage deed, dated July 23, 1948, which said mortgage is recorded in the Probate Office of Shelby County, Alabama in Volume 205 at page 271, record of mortgages, conveyed to W.H. Beasley the hereinafter described real estate to secure a principal indebtedness of Seven Hundred and No/100 ($700.00) Dollars, which said mortgage still remains the property of the said W.H. Beasley, and,

WHEREAS, in and by said mortgage deed the mortgagee therein named or his agents or assigns, were authorized and empowered upon default in payment of the principal sum or the interest thereon secured by said mortgage, to sell the said real estate, together with all improvements thereon, at public auction or outcry in front of the Court House door of Shelby County, Alabama, to the highest bidder for cash, after giving notice by publication once a week for three consecutive weeks in some newspaper published in Shelby County, Alabama and to convey the same by proper deed to the purchaser absolutely and in fee simple; the proceeds of said sale to be applied first to the expense of advertising, selling and conveying, including a reasonable attorney's fee; second, to the payment of any amount that may have been expended, or that may then be necessary to expend in paying insurance, taxes or other encumbrances with interest thereon; third, to the payment of said mortgage in full, whether the payment shall or shall not have fully matured at thedate of sale ; fourth, the balance, if any, to be turned over to the mortgagor.

WHEREAS, there has been such default in the payment of both principal and interest under said mortgage, and notice has been given by publication in accordance with the terms of said mortgage, and in accordance with the laws of the State of Alabama by publication in the Shelby County Reporter-Democrat, a newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, namely: November 17, 1949, November 24, 1949 and December 1, 1949; and a sale was had on the 9th day of December, 1949 in front of the Court House door of Shelby County, Alabama, at Columbiana during the legal hours of sale and the real estate hereinafter described was sold to W.H. Beasley and that said W.H. Beasley was the highest and best bidder for cash and the said property was sold to him at and for the sum of Six Hundred and no/100 ($600.00) Dollars.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned W.H. Beasley, the owner of said mortgage, and pursuant to the power of sale contained in said mortgage, does, in consideration of the sum of Six Hundred & No/100 ($600.00) dollars, in hand paid by W.H. Beasley, the receipt of which is hereby acknowledged, the undersigned W.H. Beasley does hereby grant, bargain, sell and convey unto the said W.H. Beasley, his heirs or assigns, the following described real estate, described in said mortgage, situated in Shelby County, Alabama, to-wit:

Commencing at the NE corner of the SE¼ of NE¼ of Section 12, Township 20, Range 2 West and run south 22 degrees, 30 minutes West to the south-boundary of said SE¼ of NE¼; run thence in a Westerly direction along the south boundary of said quarter-quarter to the SE corner thereof; run thence in a northerly direction along the West side of said quarter-quarter to NW corner thereof; run thence in a Easterly direction along the Northern boundary of said quarter-quarter to point of beginning containing 30 acres more or less.

TO HAVE AND TO HOLD to the said W.H. Beasley, his heirs, and assignsforever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 9th day of December, 1949.

W.H. Beasley (SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, in and for said county in said State, hereby certify that W.H. Beasley, whose name 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 same, he executed the same of his own free will and accord on the day the same bears date.

Given under my hand and official seal this the 15 day of December, 1949.

Peter E. Lamboin
Notary Public NOTARIAL SEAL

Filed in the office of the Probate Judge the 17th day of December, 1949 at 10 o'clock A.M. and recorded in Deed Record 141 on page 64 on this the 20th day of December, 1949.

L.C. Walker,

Judge of Probate

NO Tax due on this Instrument
See ~~Deed~~ Record 205 page 271.
mtg.

- - - -