#3203

FORECLOSURE DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that; WHEREAS, Sidney D. Harris, and his wife Emma Harris, did by their mortgage deed, executed on August 11, 1949, which said mortgage is recorded in the Probate Office of Shelby County, Alabama in Volume 208 at page 465, record of mortgages, convey to Austin Cain the hereinafter described real estate to secure a principal indebtedness of Four thousand seven hundred forty and no/100 ($4,740.00) Dollars, which said mortgage still remains the property of the said Austin Cain 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 purchase 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 the date of sale; fourth, the balance, if any, to be turned over to the mortgagors.

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: March 9, 1950, March 16, 1950 and March 23, 1950; and a sale was had on the 6th day of April, 1950 in front of the Court House door of Shelby County, Alabama in Columbiana, during the legal hours of sale and the real estate hereinafter described was sold to Austin Cain and that the said Austin Cain was the highest and best bidder for cash and the said property was sold to him at and for the sum of $4,000.00.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Austin Cain, the owner of the said mortgage, and pursuant to the power of sale contained in said mortgage, does, in consideration of the sum of $4,000.00 in hand paid by Austin Cain, the receipt of which is hereby acknowledged, the undersigned, Austin Cain, does hereby grant, bargain, sell and convey unto himself, his heirs or assigns the following described real estate, as described in said mortgage, situated in Shelby County, Alabama, to-wit:

The NW¼ of the SE¼ and a part of the SE¼ of the NE¼ being a triangular strip on the South side of what is known as the Old Columbiana Road, and being separate from the remaining of said 40 acres by said road, containing 3 acres more or less and all being in Section 20, Township 20, Range 2 West, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Austin Cain, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 7th day of April, 1950.

Austin Cain (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that Austin Cain, whose name is signed to the foregoing conveyance, and who is know to me, acknowledged before me on this date, that being informed of the contents of 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 7th day of April, 1950.

Ingram Beasley, Notary Public

Filed in the office of the Probate Judge the 8th day of April, 1950 at 8;00 o'clock A.M. and recorded in the Deed Record 141 on page 571 on this the 10th day of April, 1950.

L.C. Walker, Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
$ None Privilege Tax
has been paid on the within instrument as required by law.
L. C. WALKER,
JUDGE OF PROBATE

See Mtg. 208 p. 405