3038

STATE OF ALABAMA

SHELBY COUNTY

WHEREAS, Beulah E. Hancock, a widow, did, by here Mortgage Deed dated November 28, 1947, and which said mortgage is recorded in the Probate Office of Shelby County, Alabama, in Volume 202, at Page 169, Record of Mortgages, convey to W.H. Beasley the hereinafter described real estate to secure a principal indebtedness of Seven Hundred and no/100 (\$700.00) Dollars, as stated therein.

WHEREAS, in and by said mortgage deed, the mortgagee therein, his heirs and assigns, were authorized and empowered, upon default in the payment of the principal sum or interest thereon secured by said mortgage, to sell the said real estate together with all improvements thereon at public outcry or public auction in front of the Court House of Shelby County to the highest bidder for cash after giving notice once a week for three consecutive weeks in some newspaper published in the City of Columbiana, 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 the date of sale; and 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 the 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 at Columbiana, Alabama, Shelby County, once a week namely: March 22, 1951, March 29, 1951, and April 5, 1951, and a sale was had on the 18th day of April, 1951, during the legal hours of sale in front of the Court House door of Shelby County, Alabama, and the property herein described was sold to W.H. Beasley, and that the 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 One Hundred Fifty Four and 66/100 (#154.66) dollars.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That the undersigned W.H. Beasley, the owner and holder of said mortgage, and pursuant to the power of sale contained in the said mortgage, does, in consideration of the sum of One Hundred Fifty Four and 66/100 (#154.66) Dollars in hand paid by W.H. Beasley, the receipt of which is hereby acknowledged, the undersigned, W.H. Beasley, does hereby grant, bargain, and sell, and convey unto himself, his heirs and assigns, the following described real estate, as in said mortgage, situated in Shelby County, Alabama, to wit:

The Northwest diagonal half of the Southwest quarter of the Northwest quarter of Section 7, Township 20, Range 1 West, and part of the Southeast quarter of the Northeast quarter of Section 12, Township 20, Range 2 West, more particularly described as follows: Begin at the Northeast corner thereof and run 22 degrees and 30 minutes West to the South boundary, thence to the Southeast corner, thence North to the point of beginning, cutaining 30 acres, more or less.

TO HAVE AND TO HOLD Unto the said W.H. Beasley, his heirs forever,

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 20th day of April, 1951.

W.H. Beasley, (Seal)
Mortgagee

STATE OF ALABAMA

SHELBY COUNTY

I, Adelma Robinson, a Notary Public, 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 efore me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the smo bears date.

iven under my hand and official seal, this 20 day of April, 1951.

Adelma Robinson, Notary Public

Filed in 2 the office of the Probate Judge on the 24 day of April, 1951 at 10:00 A.M. and recorded in Deed Record 145 on page 459 this the 2 day of June, 1951.

L.C. Walker

Judge of Probate

STATE OF ALABAMA SHELBY COUNTY

s Money Privilege Tax has been paid on the within instrument as required L. C. WALKER.
JUDGE OF PROBATE