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\$1.10 Federal Stamp Collected

STATE OF ALABAMA }
SHELBY COUNTY }

THIS INDENTURE, made and entered into on this the 2nd day of September, 1939, by and between the undersigned J. H. Sweat and wife, Mary Sweat, of the County of Shelby in said State, party of the first part, and J. M. Ryan, party of the second part,
WITNESSETH,

That, WHEREAS, a mortgage was executed on the 13th day of November, 1936, by J. H. Sweat and wife, Mary Sweat, of Shelby County, Alabama, to Alabama Mutual Benefit Association, inc., an Alabama Corporation, on certain property hereinafter described, which said mortgage is recorded in record book of mortgages Vol. 168, on page 269, in the office of the Judge of Probate of said County of Shelby, and State of Alabama; and which said mortgage was on the 20th day of March, 1937, transferred, assigned and delivered to Brown-Service Funeral Company, inc., by the said Alabama Mutual Benefit Association, inc., and the said Brown-Service Insurance Company transferred, assigned and delivered said mortgage on the 12th day of May, 1939, to J. M. Ryan, and,

WHEREAS, in and by said mortgage the said Alabama Mutual Benefit Association, inc., its successors or assigns, was authorized and empowered, in case of default in the payment at maturity of said debt, or any interest installment thereon secured thereby, to take possession of said property, and, after giving notice of the time, place and terms of sale by posting at three public places in Shelby County, Alabama, for not less than twenty days, to sell the same at public outcry, for cash, to the highest bidder, and to execute titles to the purchaser at said sale, and which said mortgage provided that in case of sale under the power and authority contained in the same, that the Auctioneer crying said sale and 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 said indebtedness, and also the interest installments thereon, at the maturity of the same, and that said property was advertised and sold in all respects as provided in said mortgage, on the 2nd day of September, 1939, after

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notice thereof, as provided in said mortgage, for more than twenty days by posting notice thereof at three public places in Shelby County, Alabama, at which said sale said J. M. Ryan did become the purchaser at and for the sum of \$709.90, this being the highest and best bid:

NOW, THEREFORE, in consideration of the premises, and of the sum of \$709.90, in hand paid to me by the said party of the second part, the receipt whereof is, upon delivery of these presents, hereby acknowledged, the party of the first part has granted, bargained and sold and by these presents does grant, bargain, sell and convey unto the party of the second part the following described property, to-wit:

Lots Nos. 9, 10, and 11, and a part of Lot No. 8, all in Block 9, in the town of Helena, Alabama, according to the survey and map of said town by Joseph Squire, and which lots are further described as follows: Commencing at the Southwest corner of said Block 9 and run thence east along Third Avenue a distance of 208 feet to Branch Alley; thence north along the western margin of said alley a distance of 173 feet to a point; thence south 33 degrees west through said lot No. 8 in Block 9 a distance 236 feet to a point on the eastern margin of Third Street; thence South along the eastern margin of said Third Street a distance of 157 feet to the point of commencing, the same being a part of the Northwest Quarter of the Southwest Quarter of Section 15, Township 20, Range 3 West. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the said above described property unto the said J. M. Ryan, the 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 under and by virtue of the power and authority vested in him by the terms of said mortgage.

Paul O. Luck was the Auctioneer crying said sale, and is authorized under and by virtue of the power and authority given in said mortgage to execute title to the purchaser.

Witness my hand and seal this the 2nd day of September, 1939.

J. M. Ryan
By Paul O. Luck
As Auctioneer

Mary Sweet
By Paul O. Luck
As Auctioneer

J. M. Ryan
By Paul O. Luck
As Auctioneer

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Paul O. Luck
As Auctioneer

STATE OF ALABAMA }
SHELBY COUNTY }

I, L. C. Walker, Judge of Probate in and for said County and State, hereby certify 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 such capacity as Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of September, 1939.

L. C. Walker
Judge of Probate
Shelby County, Alabama

Filed Nov. 15, 1939
Recorded Nov. 17, 1939
Deed Tax \$.50 paid

to at o'clock M.