

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS; That, WHEREAS, heretofore, on to-wit, September 22, 1950, Charles Howard Hinton, Mortgagor, and wife, Betty Jean Hinton executed a certain mortgage to Collateral Investment Company, an Alabama corporation, which said mortgage is recorded in Volume 214, page 247, in the Office of the Judge of Probate of Shelby County, Alabama, ; and

WHEREAS, on September 22, 1950, the said Collateral Investment Company, transferred and assigned said mortgage and the debt thereby secured to Federal National Mortgage Association, a body corporate organized under Title III of the National Housing Act, as amended, said transfer and assignment being recorded in Volume 142, page 595, in the Office of the Judge of Probate of Shelby County, Alabama, and said Federal National Mortgage Association is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal National Mortgage Association, as transferee, did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter-Democrat, a newspaper of general circulation in Shelby County, Alabama, in its issues of January 17, 1952, January 24, 1952, and January 31, 1952 ; and

WHEREAS, on February 20, 1952, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Federal National Mortgage Association, as transferee of said mortgage, did offer for sale and sell at public outcry, in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Federal National Mortgage Association in the amount of Four Thousand Five Hundred Dollars (\$4500.00), which sum the said Federal National Mortgage Association offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the Federal National Mortgage Association; and

WHEREAS, Marshall H. Fitzpatrick conducted said sale on behalf of the said Federal National Mortgage Association; and

WHEREAS, said mortgage expressly authorized the person conducting said sale, to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Four Thousand Five Hundred Dollars (\$4500.00), on the indebtedness secured by said mortgage, the said Charles Howard Hinton and wife, Betty Jean Hinton, by and through the said Federal National Mortgage Association, as transferee, by Marshall H. Fitzpatrick, as auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said Federal National Mortgage Association, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 13 according to Baxley's Re-Survey of Eastern Block of Word's Addition to Calera, Alabama, as shown by map filed for record in the Probate Office of Shelby County, Alabama; together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to or used in connection with the premises described.

TO HAVE AND TO HOLD the above described property unto the said Federal National Mortgage Association, its successors and assigns, forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Charles Howard Hinton and wife, Betty Jean Hinton, by and through the said Federal National Mortgage Association, as transferee, by Marshall H. Fitzpatrick, as auctioneer conducting said sale, have caused these presents to be executed on this the 20 day of February, 1952

CHARLES HOWARD HINTON, Mortgagor, and wife,
BETTY JEAN HINTON

By FEDERAL NATIONAL MORTGAGE ASSOCIATION
as Transferee

By

Marshall H. Fitzpatrick
as Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Cora E. Newton, a Notary Public in and for said County in said State, hereby certify that Marshall H. Fitzpatrick, whose name as auctioneer for Federal National Mortgage Association, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of February, 1952

Cora E. Newton
Notary Public

NOTARY PUBLIC
In and for Jefferson County, Ala.
My Commission Expires Feb. 1, 1953

Filed in the office of the Probate Judge on the 24 day of Feb 1952 at 8 o'clock ^{PM}
and recorded in Book 151 Page 402 this 5 day of Mar 1952
Deed Tax Mortgage Tax has been paid.
L.C. Walker, Judge of Probate.