

BOOK 153 PAGE 208

State of Alabama

Shelby County

This indenture made and entered into on this the 14th day of May 1952 by and between Jenia Borden as Executrix of the last will of W.T.Borden deceased as Mortgagee party of the first part and Maggie Borden as purchaser, party of the second part witnesseth:

That whereas a mortgage was executed by L.F.Pinkard and husband Jim Pinkard on the 7th day of December 1929 to said W.T.Borden conveying the property herein described as security for an indebtedness described in said mortgage and which mortgage appears of record in the Probate Office of Shelby County Alabama in Mortgage record volume 155 on pages 144 et seq.,

And whereas said mortgage provided that on default in the payment of the indebtedness secured thereby the mortgagee his heirs or assigned was authorized to sell the property conveyed in said mortgage to the highest bidder at public auction at Columbiana Alabama for cash after having advertised such sale by posting notice thereof at three public places in said county for not less than twenty days and execute title to the purchaser at such sale; and

Whereas default was made in the payment of the indebtedness secured by said mortgage and said default continuing the party of the first part as the owner and holder of said mortgage and said indebtedness after having given notice of the time place and terms of sale by posting advertisement of same at three public places in said County did offer for sale for cash to the highest bidder at public outcry in front of the Court house door at Columbinax Alabama during the legal hours of sale on the 14th day of May, 1952 the said property and at which said sale the party of the second part became the purchaser of said property at and for the sum of \$1200.00 her bid in said amount being the highest best and last bid;

And whereas the said sale was conducted in all matters in strict compliance with the power of sale contained in said

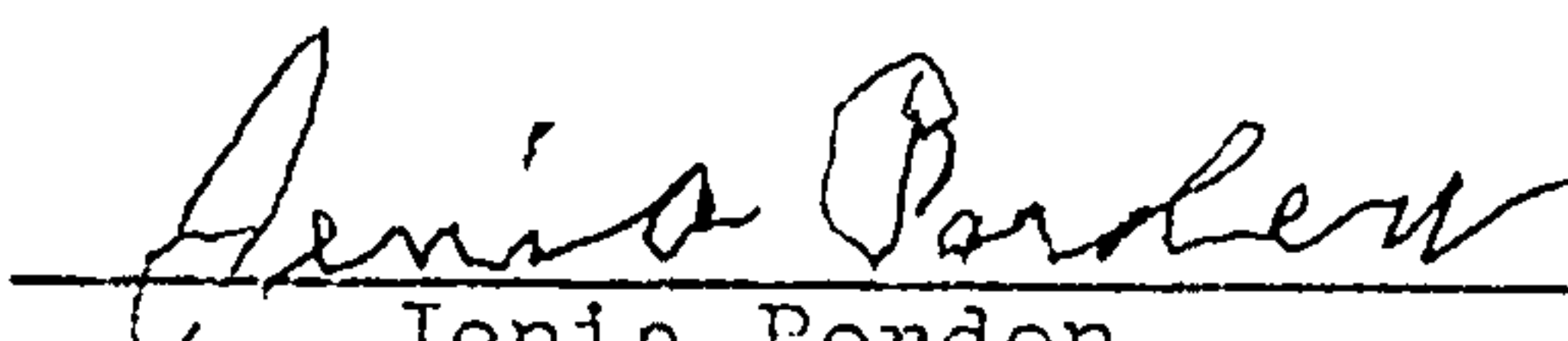
mortgage:

Now therefore in consideration of the premises and the sum of \$1200.00 cash in hand paid by the party of the second part the receipt of which is hereby acknowledged the party of the first part has granted bargained and sold and does by these presents grant bargain sell and convey unto the party of the second part the following described property described in and conveyed by said mortgage to-wit:

Lot 12 of the Jackson Bros Lumber Company survey beginning at the Southwest corner of lot 6 and extends South 386 feet thence in a Western direction along the right of way of the Southern Railroad 521 feet thence North 574 feet thence East 437 feet to the point of beginning. Said lot situated in Wilsonville Alabama Shelby County and forms a part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of section 1 Twp 21 Range 1 East together with all priviledges and appurtenances thereunto belonging or in anywise appertaining. Exception is hereby made to all claims on oil and gas rights with usual priviledges for drilling etc with right of ingress and egress.

To have and to hold unto the said party of the second part as fully and completely as the party of the first part could or ought to convey the same under and by virtue of the power of sale contained in said mortgage.

In witness whereof the party of the first part has hereunto set her hand and seal on this the day and date first above written.


 Jenia Borden (L.S.)
 As Executrix of the last will of W.T.Borden Dec'd
 Mortgagee.

State of Alabama

County of Calhoun

I the undersigned authority in and for the said State and County do hereby certify that Jenia Borden whose name as Executrix of the last will of W.T.Borden deceased is signed to the foregoing conveyance and who is known to me as acknowledged before me on this day that, being informed of the contents of said conveyance she signed the same voluntarily on the day same bears date.

Witness my hand and seal this the 14th day of May, 1952.

J. G. Whiteside Seal.
Notary Public Calhoun County Alabama.

Filed in the office of the Probate Judge on the 20 day of May 1952 at 8 o'clock AM
and recorded in Deed Book 153 Page 201 this 22 day of May 1953.
Deed Tax 50 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate