

1966
LEADER, TENENBAUM, PERRINE & SWEDLAW

MORTGAGE FORECLOSURE DEED

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STATE OF ALABAMA)

SHELBY COUNTY)

BOOK 158 PAGE 243

KNOW ALL MEN BY THESE PRESENTS; That, WHEREAS, heretofore, on to-wit, June 15, 1951, Jimmie M. Humphrey, mortgagor, and wife Nettie Bell Humphrey, executed a certain mortgage to Cobbs, Allen & Hall Mortgage Company, Inc., an Alabama corporation which said mortgage is recorded in Volume 218, page 333, in the Office of the Judge of Probate of Shelby County, Alabama, ; and

WHEREAS, on July 16, 1951, the said Cobbs, Allen & Hall Mortgage Company, Inc., 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 147, page 232, 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 15, 1953, January 22, 1953, and January 29, 1953 ; and

WHEREAS, on February 19, 1953, 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 Fifty Seven Hundred Seventy-five and No/100 Dollars (\$5775.00), 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 Fifty Seven Hundred Seventy-five and No/100 Dollars (\$5775.00), on the indebtedness secured by said mortgage, the said Jimmie M. Humphrey and wife, Nettie Bell Humphrey 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 No. 2 in Block No. 2 of Columbiana Homes, Inc.,
Subdivision, as the same appears of record in the
Probate Office of Shelby County, Alabama, in Map

Book 3, at page 82, subject to the restrictions and covenants heretofore made by Columbiana Homes, Inc., in the use of said lands which restrictions and covenants are recorded in Deed Book 143 on page 258 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 herein 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 Jimmie M. Humphrey and wife, Nettie Bell Humphrey, 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 19th day of February, 1953.

JIMMIE M. HUMPHREY, mortgagor,
and wife, NETTIE BELL HUMPHREY

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 19th day of February, 1953.

Cora E. Newton
Notary Public

NOTARY PUBLIC
In and for Jefferson Co., Ala.
My Commission Expires Jan. 28, 1957

Filed in the office of the Probate Judge on the 26 day of Feb 1953 at 8 o'clock P. M.
and recorded in Deed Book 158 Page 250 this 6 day of MAR 1953.
Deed Tax Mortgage Tax has been paid.

L.C. Walker, Judge of Probate