

2441

MORTGAGE FORECLOSURE DEED

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STATE OF ALABAMA)
SHELBY COUNTY)

BOOK 159 PAGE 11

KNOW ALL MEN BY THESE PRESENTS; That, WHEREAS, heretofore, on to-wit, January 11, 1951, Eddie B. Peeples, mortgagor, and wife, Virginia Louise Peeples, executed a certain mortgage to Birmingham Federal Savings & Loan Association, an Alabama corporation, which said mortgage is recorded in Volume 216, page 289, in the Office of the Judge of Probate of Shelby County, Alabama, ; and

WHEREAS, on March 14, 1951, the said Birmingham Federal Savings & Loan Association, 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 145, page 225, 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 The Shelby County Reporter-Democrat, a newspaper of general circulation in Shelby County, Alabama, in its issues of February 19, 1953, February 26, 1953, and March 5, 1953 ; and

WHEREAS, on March 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 Five Thousand Two Hundred Dollars (\$5200.00), 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 Five Thousand Two Hundred Dollars (\$5200.00), on the indebtedness secured by said mortgage, the said Eddie B. Peeples and Virginia Louise Peeples, 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:

Begin at a point on the West line of right of way of Highway 91, where the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 19, Range 1 West intersects said West line, thence along said West line South 21 degrees East 1034.0 feet for point of beginning of tract herein described, thence North 21 degrees West along above said West line of said Highway 418.0 feet

thence South 88 degrees West 209.0 feet, thence South 2 degrees East 209.0 feet, thence South 88 degrees West 627.0 feet to the West line of said quarter-quarter section, thence South 2 degrees East 209.0 feet, thence North 86 degrees 50 minutes East 975.0 feet to point of beginning. Mineral and mining rights excepted. Subject to transmission line permits to Alabama Power Company as shown by instruments recorded in Volume 109, pages 67 and 68 in the Office of the Judge of Probate 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 Eddie B. Peeples and wife, Virginia Louise Peeples, 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 March, 1953.

EDDIE B. PEEPLES, mortgagor, and wife, VIRGINIA LOUISE PEEPLES

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 March, 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 28 day of Mar 1953 at 8 o'clock P M.
and recorded in Deed Book 159 Page 12 this 2 day of Mar 1953.
Deed Tax _____ Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate