

BOOK 163 PAGE 318

STATE OF ALABAMA)

SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That, whereas, on, to-wit, the 1st day of February, 1949, Frank Haynes and wife, Rosa Lee Haynes, executed a mortgage to S. J. Reynolds to secure an indebtedness mentioned therein, said mortgage being recorded in the office of the Judge of Probate of Shelby County, Alabama, in Mortgage Record Book 213, on page 343; and,

WHEREAS, default was made by said mortgagors in the payment of the indebtedness secured by said mortgage, and the same being subject to foreclosure; and,

WHEREAS, default of the payment accelerated the entire indebtedness under the terms of the mortgage; and

WHEREAS, in strict accordance with the terms of said mortgage and the provisions of Title 47, Section 173, Code of Alabama, 1940, notice of foreclosure was advertised in the Shelby County Reporter-Democrat, a paper printed and published in Shelby County, and of general circulation in said county for more than three weeks prior to the sale, and was published three successive weeks, to-wit, June 25, July 2-9, 1953, said publication giving the time, place and terms of said sale, together with a description of the property to be sold, and

WHEREAS, Wales W. Wallace, Jr., was selected by said mortgagee as agent and auctioneer to make said sale, and

WHEREAS, the said Wales W. Wallace, Jr., as agent and auctioneer, in strict compliance with the power of sale contained in said mortgage and the terms of the advertisement of foreclosure, did continue the sale at the request of the mortgagors' attorney until August 8, 1953, said continuance being announced within the legal hours of sale at the steps of the Court House of Shelby County, Alabama, in Columbiana, Alabama, and on August 8, 1953, said sale was again continued at the request of the attorney for mortgagors until August 22, 1953, said continuance being announced within the legal hours of sale at the steps of the Court House of Shelby County, Alabama, in Columbiana, Alabama, and on August 22, 1953, said agent and auctioneer did offer for sale the property described in said mortgage to the highest bidder for cash at twelve o'clock, at the front steps of the Court House for Shelby County, Alabama; and the same was purchased by S. J. Reynolds for the sum of \$976.20 which was

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the best and highest bid therefor; the mortgagee being authorized under the powers in said mortgage to bid and become the purchaser at said sale.

NOW, THEREFORE, I, the said Wales W. Wallace, Jr., as agent and auctioneer for S. J. Reynolds, and as agent and auctioneer for Frank Haynes and wife, Rosa Lee Haynes, for and in consideration of the premises and the sum of Nine Hundred Seventy-six and 20/100 Dollars, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said S. J. Reynolds, the following described real property:

Begin 70 yards West of the Northeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 1, Township 21, Range 3 West, run South 210 feet; thence West 105 feet to a point of beginning; thence South 210 feet; thence West 105 feet; thence North 210 feet; thence East 105 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said S. J. Reynolds, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as agent and auctioneer this the 27th day of August, 1953.

Wales W. Wallace, Jr.
Agent and Auctioneer

Frank Haynes

By: Wales W. Wallace, Jr.
Agent and Auctioneer

Rosa Lee Haynes

By: Wales W. Wallace, Jr.
Agent and Auctioneer

State of Alabama)

Shelby County)

I, S. A. Lokey, a Notary Public in and for said County, in said State, hereby certify that Wales W. Wallace, Jr., whose name, as agent and auctioneer, also as agent and auctioneer for Frank Haynes and wife, Rosa Lee Haynes, is signed to the foregoing and who is known to me, acknowledged before me this day that being informed of the contents of the conveyance, he, in his capacity as such agent and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th day of September, 1953.

S. A. Lokey
Notary Public

Filed in the office of the Probate Judge on the 13 day of Nov 1953 at 8 o'clock A. M.
and recorded in Deed Book 163 Page 313 this 18 day of Nov 1953
Deed Tax _____ Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate