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BOOK *117* PAGE *48*

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, heretofore, on to-wit, the 2nd day of August, 1948, DIXIE LIME & ROCK WOOL COMPANY, a corporation, executed a certain mortgage to C. P. LIFSEY which mortgage is recorded in Volume 213, at Page 289, Record of Mortgages in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said C. P. Lifsey, did declare all of the indebtedness secured by the said mortgage due and payable and the 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 Times-Herald, a newspaper of general circulation in Shelby County, Alabama, in its issues of March 25th, 1954 and April 1st, 1954; and,

WHEREAS, on April 23rd, 1954, the day on which the foreclosure sale was due to be held under the terms of said publication notice, during the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said C. P. Lifsey, as mortgagee, did offer for sale at public outcry in front of the Court House door in Columbiana, Shelby County, Alabama, the property hereinafter described, and,

WHEREAS, the highest and best bid obtained for the property described in the above mentioned mortgage was the bid of said C. P. Lifsey and A. A. Lifsey, in the amount of Ninety-Six Hundred (\$9600.00) Dollars, which sum the said C. P. Lifsey and A. A. Lifsey offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said C. P. Lifsey and A. A. Lifsey; and,

WHEREAS, Harold M. Cook conducted said sale on behalf of the said C. P. Lifsey; and,

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

NOW, THEREFORE, in consideration of the premises, and of a credit in the amount of \$9600.00 on the indebtedness secured by said mortgage, the said Dixie Lime & Rock Wool Company, a corporation, by and through the said C. P. Lifsey as mortgagee, by Harold M. Cook, as Auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said C. P. Lifsey and A. A. Lifsey the following described real property, situated in Shelby County, Alabama, to-wit:

PARCEL #1. That part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 14, which lies South and West of the right of way of the A. B. & C. R. R. and North and East of the old location of the public road leading from Pelham, Alabama to Helena, Alabama; and

PARCEL #2. That part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 14, described as beginning at the SE corner of the L. & N. R. R. Company's section house lot; then along the right of way of the L. & N. R. R. Company in a southerly direction 210 feet, more or less,

to the lands belonging to McGuire; thence northeasterly along the NW line of the McGuire land to the old Tuscaloosa Road to a limestone rock marked with a cross; thence northerly and northwesterly along said Tuscaloosa Road to the center line of the SE $\frac{1}{4}$ of Section 14, running East and West; thence, westerly along said center line to the L. & N. Railroad right of way; then southerly along said L. & N. R. R. right of way to point of beginning, excepting, however, the section house lot of the L. & N. R. R. Company; and,

in

PARCEL #3. A tract of land lying/the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 14, lying South and East of the McGuire Land, North and East of the L. & N. R. R. right of way, and South and West of the Old Tuscaloosa Road and Old Ashville Road, and bounded on the South by the section line; and

PARCEL #4. A strip of the uniform width of 56 feet lying evenly along the North and South center line of the SE $\frac{1}{4}$ of Section 14, and lying South of the A. B. & C. Railroad right of way, and North of the Old Tuscaloosa Road, all of said strip of the width of 56 feet lying West of the North and South center line of the SE $\frac{1}{4}$ of Section 14, Township 20, Range 3, West.

Also, the following described equipment located on said real estate:

Plant Lime Equipment. 5 Lime Kilns; 1 Hydrate Machine, with motor.

Rock Wool Equipment. ~~2 41-inch Cupelos, with motor; 2 Blowing Rooms, with motors; 1 Granulating Machine, with motor; 1 Screen Machine, with motor; 1 Bagging Machine, with motor; 1 Air Separator, with motor; 1 150-Horse Power Boiler with stoker and motor; 5 Conveyors, with motors; 1 Blowing Machine, with motor.~~

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Also, any and all replacements of the equipment described above, and any other machinery and equipment and the replacements thereof located on said real estate, whether described above or not.

TO HAVE AND TO HOLD the above described property unto the said C. P. Lifsey and A. A. Lifsey, their heirs 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 Dixie Lime & Rock Wool Company, a corporation, by and through the said C. P. Lifsey as mortgagee, and by Harold M. Cook, as Auctioneer conducting said sale, has caused these presents to be executed on this 20th day of April, 1954.

DIXIE LIME & ROCK WOOL COMPANY, a corporation,
By: C. P. LIFSEY
as Mortgagee

By: Harold M. Cook
As Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, William A. Beckwith, Jr. a Notary Public in and for said County in said State, hereby certify that Harold Cook, whose name as Auctioneer for C. F. Lifsey and A. A. Lifsey, 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 26th day of April, 1954.

William A. Beckwith, Jr.
Notary Public



Filed in the office of the Probate Judge on the 22 day of April 1954 at 1 o'clock P M.
and recorded in Deed Book 167 Page 18 this 1 day of July 1954.
Deed Tax _____ Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate