

See mtg 234 page 160

BOOK 169 PAGE 52

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STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HERETOFORE, on, to-wit, the 28th day of August, 1953, Dewey McNeal and Willie A. McNeal, by their mortgage recorded in the office of the Judge of Probate of Shelby County, Alabama, in Volume 234, Record of Mortgages, at page 160, did convey to Ella S. Porter and George W. Porter the hereinafter described real estate to secure the payment of an indebtedness owing by the said Dewey McNeal and Willie A. McNeal, and

WHEREAS, default was made by the said Dewey McNeal and Willie A. McNeal in the payment of said indebtedness, and the said mortgage became subject to foreclosure under the terms thereof, and the said hereinafter described real estate became subject to sale, under the power in said mortgage contained, and the said hereinafter described real estate, in strict compliance with the power of sale contained in said mortgage, was advertised for sale, and more than twenty one days notice of the terms, time and place of sale was given by publication once a week for three consecutive weeks prior to said sale in the Shelby County Reporter-Democrat, a newspaper published in Shelby County, Alabama, on, to-wit, September 16, 23 and 30, 1954, and

WHEREAS, the said mortgage did authorize the said Ella S. Porter and George W. Porter, their agents or assigns, in the event that the said mortgage became subject to foreclosure, to sell the premises therein contained, in accordance with the terms set forth therein, and

WHEREAS, the said real estate was by the said Ella S. Porter and George W. Porter, mortgagees, offered for sale at auction to the highest bidder for cash, on the 19th day of October, 1954, during the legal hours of sale, in front of the Court House of Shelby County, Alabama, in Columbiana, Shelby County, Alabama, and

WHEREAS, Ella S. Porter and George W. Porter were the highest and best bidder thereon for cash, the said described real estate was sold to Ella S. Porter and George W. Porter



for the sum of One Thousand Six Hundred Forty Eight and 06/100 (\$1,648.06) Dollars and the said Ella S. Porter and George W. Porter became the purchaser of said real estate, as they were authorized to do under and by virtue of the terms of said mortgage, and

WHEREAS, the undersigned G. Ross Bell, acted as agent and auctioneer at said sale, and under the terms of said mortgage was authorized and empowered to execute a deed to the purchaser in the name and on behalf of the said Dewey McNeal and Willie A. McNeal, mortgagors, and Ella S. Porter and George W. Porter, mortgagees;

NOW THEREFORE, PREMISES CONSIDERED, and by virtue of the authority conferred by said mortgage and under and by virtue of the power of sale contained therein and the law in such cases made and provided, the said Dewey McNeal and Willie A. McNeal, mortgagors, and the said Ella S. Porter and George W. Porter, mortgagees, acting by and through the said G. Ross Bell, as agent and auctioneer, and the said G. Ross Bell, acting as agent and auctioneer, do hereby grant, bargain, sell and convey unto the said Ella S. Porter and George W. Porter all the rights, title, claims and interest of the said Dewey McNeal and Willie A. McNeal and all the rights title, claims and interest of Ella S. Porter and George W. Porter in and to the following property, to-wit:

Lot 1, according to the survey of Jessica Ingram of the NE $\frac{1}{4}$ of Section 31, Township 16, Range 1 West, Shelby County, Alabama, as recorded in Map Book 3, Page 54, Probate Office of said County. Mineral and mining rights excepted. Also except transmission line permits to Alabama Power Company as recorded in Vol. 112, Page 132; Vol. 112, Page 133, and Vol. 119, Page 544, in office of Judge of Probate of Shelby, County, Ala. Subject to that certain first mortgage recorded in Vol. 218, Page 254, in the office

of the Judge of Probate of Shelby County,
Alabama.

This sale is made for the purpose of paying the in-
debtedness secured by said mortgage as well as the expenses
of foreclosure.

Mortgagor is not engaged in military service of the
United States.

TO HAVE AND TO HOLD unto the said Ella S. Porter and
George W. Porter, their heirs, successors and assigns, forever.

WITNESS OUR HANDS AND SEALS, this 19th day of October, 1954.

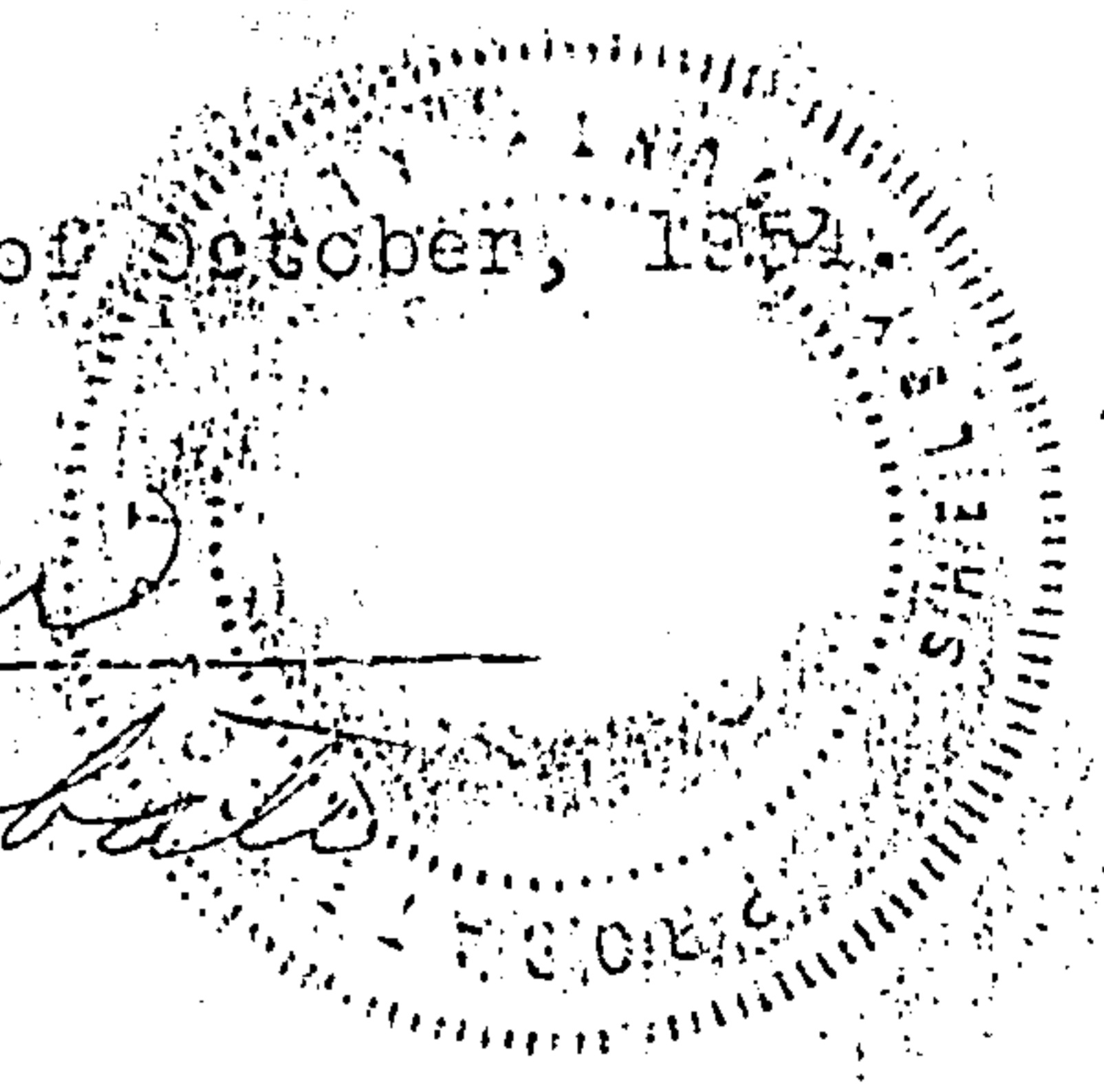
<u><i>[Signature]</i></u> (L.S.) as Agent and Auctioneer	<u>Dewey McNeal</u> (L.S.) Mortgagor
	<u>Willie A. McNeal</u> (L.S.) Mortgagor
	<u>Ella S. Porter</u> (L.S.) Mortgagee
	<u>George W. Porter</u> (L.S.) Mortgagee
	By <u><i>[Signature]</i></u> (L.S.) as Agent and Auctioneer

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, in and for said County
in said State, hereby certify that G. Ross Bell, whose name
as agent and auctioneer for Dewey McNeal and Willie A.
McNeal, mortgagors, and Ella S. Porter and George W. Porter,
mortgagees, is signed to the foregoing conveyance, and who
is known to me, acknowledged before me on this date 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 19th day of October, 1954.

L.C. Walker
Judge of Probate



STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
 was filed for record the 19 day of Oct, 1954, at 1 o'clock P.M.
 and recorded in Deed Record 169 Page 52, and the Mortgage Tax of
 Deed Tax of has been paid.

L.C. Walker Judge of Probate

[Handwritten mark]