

STATE OF ALABAMA  
SHELBY COUNTY

491

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: March 21, 1959, Z. B. Falkner and wife, Dovie Falkner executed a certain mortgage on the property hereinafter described to Jim Walter Corporation, which said mortgage is recorded in Office of the Probate Judge of Shelby County at Book 259, Page 267; and,

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Court-house door of said County, after giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for four consecutive weeks prior to said sale at public out-cry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and,

WHEREAS, said mortgage with the powers therein contained was duly assigned to Mid-State Homes, Inc. on the 15th day of April, 1959 and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said assignee did declare all of the indebtedness secured by 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 by publication in the Shelby County Reporter a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of 7/7, 14, 21, 28/1960 and,

WHEREAS, on August 16, 1960, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Mid-State Homes, Inc., as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Mid-State Homes, Inc.; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Mid-State Homes, Inc., in the amount of Two thousand four hundred thirty-one and no/100----- Dollars, which sum of money Mid-State Homes, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Mid-State Homes, Inc.;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$2,431.00 on the indebtedness secured by said mortgage, the said Mid-State Homes, Inc. by and through K. C. Harrison, as Auctioneer conducting said sale and as attorney in fact for Mid-State Homes, Inc., and the said K. C. Harrison, as Auctioneer conducting said sale and as attorney in fact for Mid-State Homes, Inc. and the said as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Mid-State Homes, Inc. the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land containing one half acre more or less and being a part of the west  $\frac{1}{2}$  of northeast  $\frac{1}{4}$  of northwest  $\frac{1}{4}$  Section 30, Township 19, Range 1 east and more fully described as follows: Beginning 105 feet north of the boundary line of the right of way of Highway 230 (formerly highway known as #91 Highway) and running in a northerly direction parallel with the west line of road known as the Chelsea Game Reserve Lake road a distance of 105 feet thence in a westerly direction 210 feet; thence in a southerly direction 105 feet thence in an easterly direction 210 feet to point of beginning. Containing one half acre more or less.

TO HAVE AND TO HOLD THE above described property unto Mid-State Homes, Inc., its 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 Mid-State Homes, Inc. has caused this instrument to be executed by and through K. C. Harrison as Auctioneer conducting this said sale, and as attorney in fact, and K. C. Harrison's Auctioneer conducting said sale has hereto set his hand and seal on this the 16th day of August, 1960.

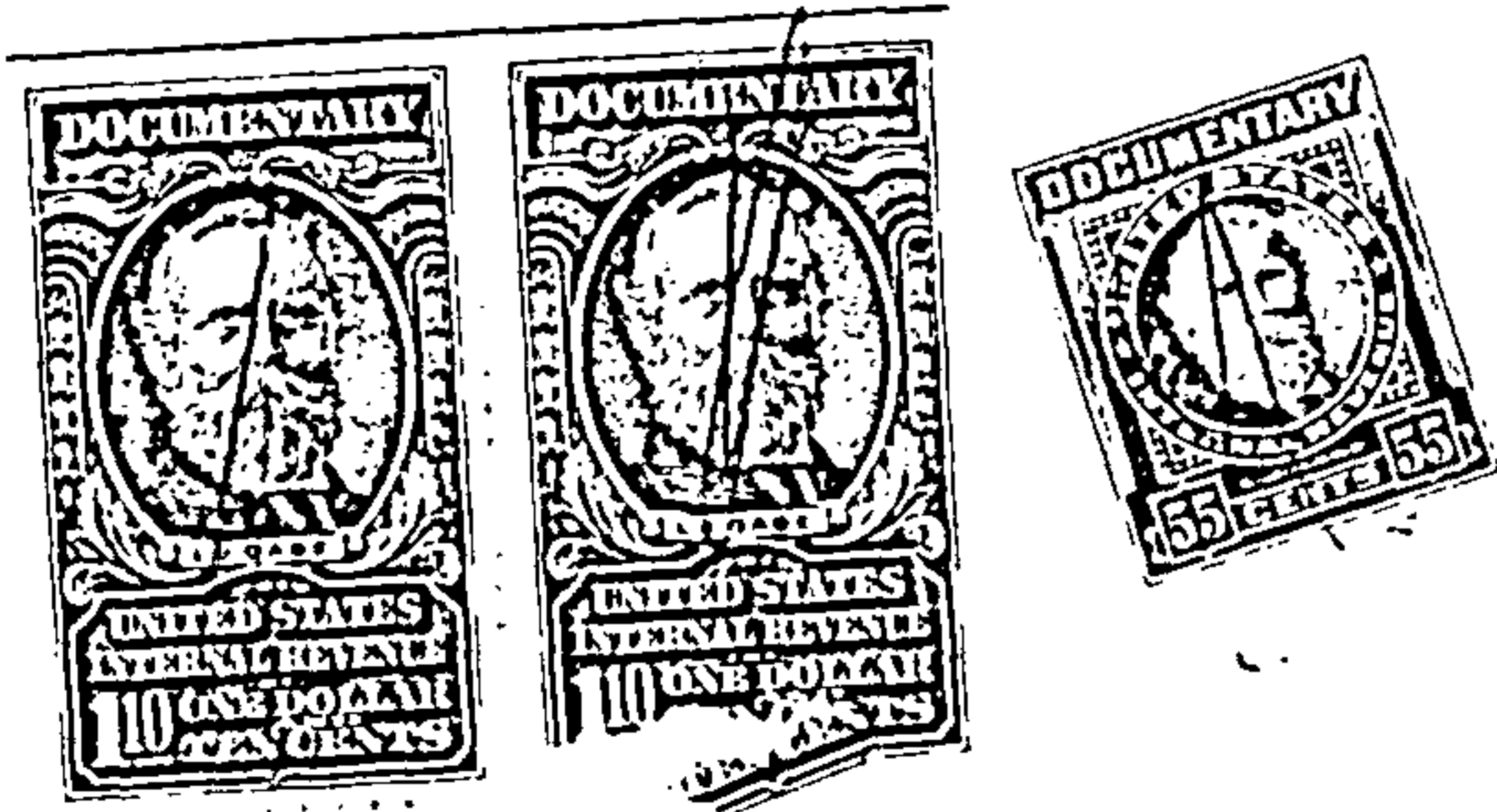
BY K. C. Harrison  
K. C. Harrison, as Auctioneer and Attorney in Fact.

K. C. Harrison  
K. C. Harrison, as Auctioneer conducting said sale.

STATE OF ALABAMA  
SHELBY COUNTY

Deputy Clerk, Circuit Court,  
I, the undersigned, a Notary Public in and for said County and State, hereby certify that  
K. C. Harrison, whose name as Auctioneer and Attorney in Fact for  
Mid-State Homes, Inc. 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  
said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal on this the 16 day of Aug., 1960.

Sara Ozley  
Notary Public -  
Deputy Clerk, Circuit Court, Shelby County,  
Alabama



STATE OF ALABAMA }  
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby  
certify that the within Deed was  
filed in this office for record the 17 day  
of August at 2:10 o'clock P.M.  
and recorded in Book 210 Record 210  
page 493 and examined 236  
and the Mortgage Tax of \$ ---  
Deed Tax of \$ --- has been paid.

Fee \$ 1.25

Conrad M. Fowler  
Judge of Probate

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed  
for record in this office on the 17 day of August 1960 at 2:10 M. o'clock and  
recorded in Book 210 at page 493 on the 17 day of August 1960.  
Mortgage Tax --- Deed Tax --- has been paid.

Conrad M. Fowler  
Judge of Probate