

STATE OF ALABAMA
SHELBY COUNTY

1281
KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: April 10, 1960 Thomas O. Allen and wife Hazel Allen executed a certain mortgage on the property hereinafter described to Jim Walter Corporation, which said mortgage is recorded in the Office of the Judge of Probate in Book 265, Page 614; 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 Investment Corp. on the 29th day of April 1960; 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 11/17, 24; 12/1, 8; and,

WHEREAS, on December 20, 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 Investment Corp., 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, Jack Kettles was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Mid-State Investment Corp.; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Mid-State Investment Corp. in the amount of Two thousand four hundred ninety-five and 46/100-----Dollars, which sum of money Mid-State Investment Corp. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Mid-State Investment Corp.;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$2,495.46 on the indebtedness secured by said mortgage, the said Mid-State Investment Corp. by and through Jack Kettles, as Auctioneer conducting said sale and as attorney in fact for Mid-State Investment Corp., and the said Jack Kettles, as Auctioneer conducting said sale and as attorney in fact for Mid-State Investment Corp. and the said Jack Kettles, as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said

Mid-State Investment Corp.
the following described property situated in Shelby County, Alabama, to-wit:

That part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 22, Range 3 West lying West of the Dogwood-Montevallo Road described as follows: Begin at the Northwest corner of the J. C. Allen property and run in a Westerly direction a distance of 91 feet, thence in a Southerly direction 270 feet thence in an Easterly direction a distance of 210 feet thence in a northerly direction a distance of 269 feet to point of beginning.



TO HAVE AND TO HOLD THE above described property unto Mid-State Investment Corporation, 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 Investment Corp. has caused this instrument to be executed by and through Jack Kettles as Auctioneer conducting this said sale, and as attorney in fact, and Jack Kettles as Auctioneer conducting said sale has hereto set his hand and seal on this the 20th day of December 1960.

BY Jack Kettles
Jack Kettles, as Auctioneer and Attorney in Fact.
Jack Kettles
Jack Kettles, as Auctioneer conducting said sale.

STATE OF ALABAMA
CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Jack Kettles, whose name as Auctioneer and Attorney in Fact for Mid-State Investment Corp. 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 20th day of Dec., 1960.

R. D. Howard
Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within pled was filed for record in this office on the 20 day of Dec 1960 at 3 M. o'clock, and recorded in Dec Book 213 at page 91 on the 20 day of Dec 1960. Mortgage Tax _____ Deed Tax 50 has been paid.

Conrad M. Fowler
Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate hereby certify that the within pled was filed in this office for record the 20 day of Dec 1960 at 3 o'clock M. and recorded in Dec Book 213 at page 91 and examined 12 and the Mortgage Tax of \$ 50 has been paid. Deed Tax of \$ 50

Fee \$ 1.45 Judge of Probate Conrad M. Fowler

1.95

W. A. Maxwell, Atty
1961 12 51
Recorder

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