

STATE OF ALABAMA *

SHELBY COUNTY *

1396

See mtg 263
page 487

KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS, heretofore on the 19th day of September, 1959, Homer Hethcox and wife, Debra Mariah Hethcox, executed a mortgage to H. W. Richards Lumber Company, Carrollton, Georgia, and

WHEREAS, the said mortgage was assigned by H. W. Richards Lumber Company to Pioneer Finance Company, and reassigned by Pioneer Finance Company a Corporation, to H. W. Richards Lumber Company, Carrollton, Georgia, on September 16, 1960, 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 in front of the Courthouse door at 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 three consecutive weeks prior to said sale at public outcry 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, default was made in the payment of the indebtedness secured by said mortgage and the said H. W. Richards Lumber Company of Carrollton, Georgia, 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, in its issues of November 17, 24 and December 1, 1960, and

WHEREAS, on the 14th day of December, 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 the said H. W. Richards Lumber Company, as mortgagee, did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described, and

foreclosure deed- continued---

WHEREAS, John R. Phillips was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said H. W. Richards Lumber Company, and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of

H. W. Richards Lumber Company, a Corporation

in the amount of four thousand three hundred eleven and 28/100 dollars

which sum of money the said H. W. Richards lumber Company offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to H. W. Richards Lumber Company, a Corporation,

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Four Thousand Three Hundred Eleven and 28/100 dollars

on the indebtedness secured by said mortgage, the said H. W. Richards Lumber Company and through the said John R. Phillips, as Auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said H. W. Richards Lumber Company, a Corporation

the following described property situated in Shelby County, Alabama, to-wit:

That part of the five acres on the south side of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 20 South, Range 1 West, being a strip of land of equal width on the south side of said 40 acres, which is situated on the East side of the Columbiana-Chelsea Road, containing one acre more or less.

Mineral rights excepted.

TO HAVE AND TO HOLD the above described property unto the said

H. W. Richards Lumber Company, a 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

foreclosure deed- continued---

laws of the State of Alabama.

in WITNESS WHEREOF, the said H. W. Richards Lumber Company, Carrollton, Georgia, a Corporation, has caused this instrument to be executed in its name by H. W. Richards

and B. L. Keown

its President and Secretary

respectively, who are thereunto duly authorized, this the 15th day of December, 1960.

H. W. RICHARDS LUMBER COMPANY, A CORPORATION
BY (Mortgagee)

H. W. Richards
PRESIDENT

ATTEST:

B. L. Keown
Secretary

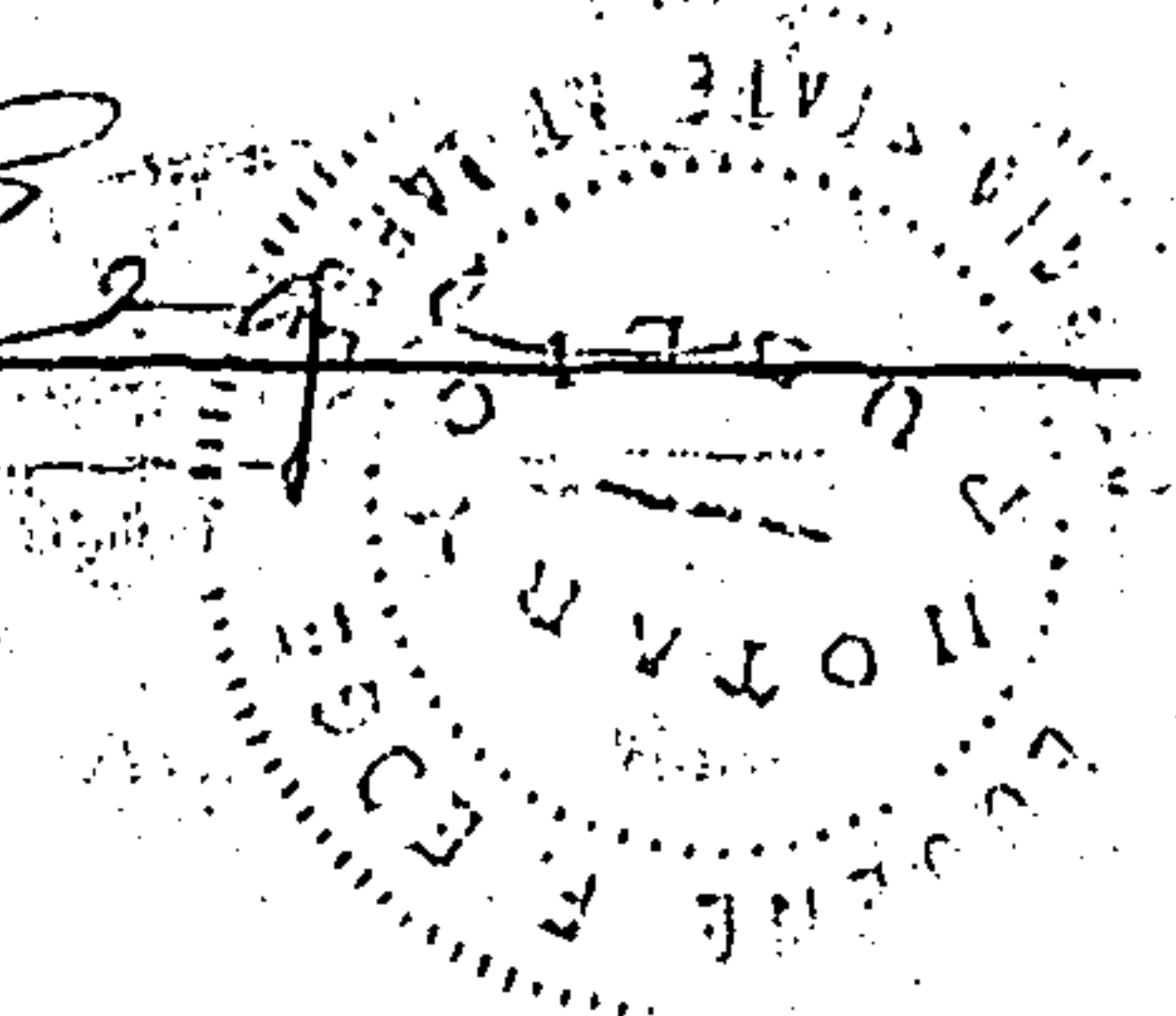
John R. Phillips
JOHN R. PHILLIPS (Auctioneer)

STATE OF Georgia *
COUNTY OF Carroll *

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that H. W. Richards and B. L. Keown whose names as President and Secretary respectively of the H. W. Richards Lumber Company, Carrollton, Georgia, a Corp, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and in such capacity and with full authority executed the same voluntarily for and as the act of said Corporation on the day and year same bears date.

GIVEN under my hand and seal this the 15th day of December, 1960.

Eugene Z. Ziegler
NOTARY PUBLIC



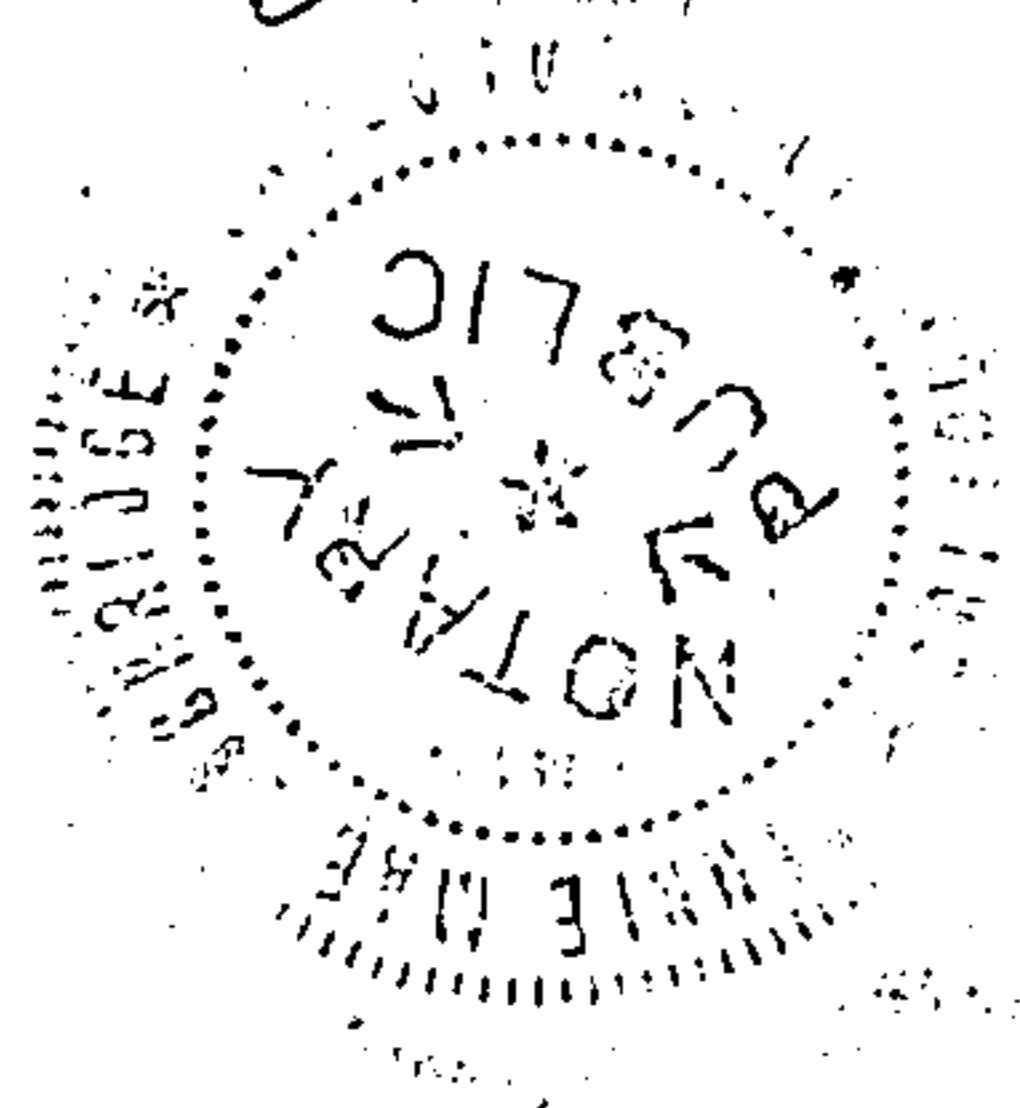
STATE OF ALABAMA *

COUNTY OF CALHOUN *

I, the undersigned, a Notary Public, in and for the said State and County, certify that John R. Phillips, whose name as Auctioneer, 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 said conveyance, he, in his capacity as Auctioneer, with full authority, executed the same voluntarily on the day and year the same bears date.

GIVEN under my hand and seal this the 14 day of December, 1960.

Linnie Mae Lochridge
NOTARY PUBLIC



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 27 day
of Dec 1960 at 8 o'clock P.M.
and recorded in Deed Record 213
page 172 and examined 12-28-60
and the Mortgage Tax of \$
Deed Tax of \$ 50 has been paid.

Conrad M. Fowler
Judge of Probate
Fee \$ 2.00