

2065

FORECLOSURE DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS, on the 29th day of August, 1957, Luvel1 Bivins and wife, Ollie May Bivins executed to Albert Scott, a certain mortgage to secure an indebtedness therein mentioned, which said mortgage is recorded in the Probate Office of Shelby County, Alabama, in Mortgage Book 250, page 325, and

WHEREAS, in said mortgage there was conveyed the following described real estate, viz:

Begin at a point where the West line of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1, Township 21, Range 3 West intersects the South line of Alabaster-Byersville Road; thence run South 210 feet; thence East 210 feet; thence North 210 feet to the South line of said road; thence West along the South line of said road to point of beginning.

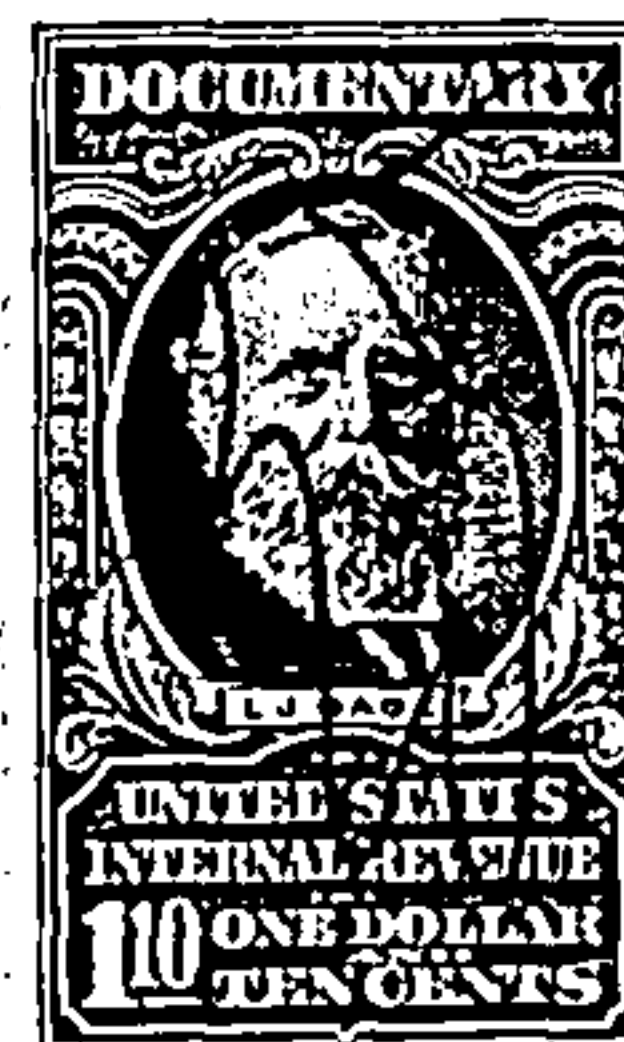
and

WHEREAS, it is provided in said mortgage that in default of the payment of said indebtedness, the said Albert Scott is authorized and empowered to sell said property at public outcry to the highest bidder, for cash, at the front of the court house door of Shelby County, Alabama, after having given 21 days' notice of said sale by publication once a week for three consecutive weeks in some newspaper in Shelby County, Alabama, and

WHEREAS, notice has been given of said sale for more than 21 days prior to the 1st day of October, 1960, the date of this sale, by publication for three consecutive weeks of notice of said sale in the Shelby County Reporter, a weekly newspaper published in said Shelby County, Alabama, in the issues thereof of September 8, 1960, September 15, 1960 and September 22, 1960, and said notices gave notice of the time, place, terms and purposes of said sale, and a description of the property to be sold, and

WHEREAS, default has been made in the payment of the indebtedness secured by said mortgage and said indebtedness continuing unpaid to the date of this sale; and

WHEREAS, in strict compliance with the power of sale contained in said mortgage, as aforesaid, the property therein described was offered for sale to the highest bidder for cash, within the legal hours of sale on the 1st day of October, 1960, at the front of the Court House of Shelby County, Alabama, at Columbiana, as provided for in said mortgage, and at said sale said property was bid in, and was bought by Albert Scott for the sum of **Five Hundred Fifty Dollars** which was the highest and best bid therefor; and



WHEREAS, Wales W. Wallace, Jr., was selected by the mortgagee as the auctioneer or attorney in fact to conduct and hold said sale and sell said property.

NOW, THEREFORE, in consideration of the premises and in consideration of the payment of the sum of **Five Hundred Fifty Dollars (\$550.00)** the amount bid at said sale by the said Albert Scott, the receipt of which is hereby acknowledged, and by virtue of the authority and power in said mortgage contained, the said Luvell Bivins and Ollie May Bivins, as such mortgagors, and Albert Scott, as such mortgagee, by Wales W. Wallace, Jr., as attorney in fact and auctioneer making said sale, do hereby grant, bargain, sell and convey unto the said Albert Scott, the hereinbefore described real estate, warranted free from all encumbrances and against all adverse claims.

TO HAVE AND TO HOLD to the said Albert Scott, his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 1<sup>st</sup> day of October, 1960.

Luvell Bivins

By

Wales W. Wallace, Jr.  
As his attorney in fact and auctioneer making said sale.

Ollie May Bivins

By

Wales W. Wallace, Jr.  
As her attorney in fact and auctioneer making said sale.

Albert Scott

By

Wales W. Wallace, Jr.  
As his attorney in fact and auctioneer making said sale.

Wales W. Wallace, Jr.  
As attorney in fact and Auctioneer making said sale.



STATE OF ALABAMA )  
SHELBY COUNTY )

I, Lanice Brasher, a Notary Public, in and for said County in said State, hereby certify that Wales W. Wallace, Jr., whose name as attorney in fact and auctioneer making said sale, 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 such capacity, as attorney in fact or auctioneer making said sale, with full power and authority, executed the same voluntarily on the day the same bears date, in the name of and as the act of said mortgagors and said mortgagees, and as attorney in fact or auctioneer making said sale.

Given under my hand and seal this the 1<sup>st</sup> day of October, 1960.

Lanice Brasher  
Notary Public

FILED 8 FEBRUARY 1961

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the 1<sup>st</sup> day of February, 1961 at 10 M. o'clock and recorded in Book 27 at page 1 on the 14 day of February, 1961.  
Mortgage Tax        Deed Tax        has been paid.

Conrad M. Fowler  
Judge of Probate