

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

5743

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: June 4, 1959
Marvin E. Horton et ux Beatrice executed a certain mortgage on the property he
inafter described to Jim Walter Corporation, which said mortgage is recorded in Book 260
Page 488, Probate Office, Shelby County, Alabama; 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 12th day of June, 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 8/10-17-23-31/61 and,

WHEREAS, on Sept. 15, 1961, 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 Three Thousand Six Hundred Twenty-Four and 06/100----- 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 \$3,624.06 on the indebtedness secured by said mortgage, the said MID-STATE HOMES, INC. by and through Maria B. Propst, as Auctioneer conducting said sale and as attorney in fact for MID-STATE HOMES, INC., and the said Maria B. Propst, as Auctioneer conducting said sale and as attorney in fact for MID-STATE HOMES, INC. and the said Maria B. Propst 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:

Commence at the Northeast corner of Section 34, Township 21, Range 1 West and go thence West along the north line of said Section 420 feet to the Northwest corner of a lot owned by the grantors herein; thence south and parallel with the east line of said section run 140 feet to the point of beginning of the lot herein conveyed; thence continue in the same direction 70 feet; thence east and parallel with the north line of said section run 210 feet; thence north and parallel with the east line of said section run 70 feet; thence west and parallel with the north line of said section 210 feet to the point of beginning. This is reserved to the grantors, their successors and assigns forever, and easement across that certain roadway leading from land lying north of the land conveyed to Alabama Highway No. 25.

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 Maria B. Propst as Auctioneer conducting this said sale, and as attorney in fact, and as Auctioneer conducting said sale has hereto set his hand and seal on this the 15th day of Sept. , 19 61.

BY Maria B. Propst
Maria B. Propst , as Auctioneer and
Attorney in Fact.

Maria B. Propst
Maria B. Propst , as Auctioneer conducting said sale.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that
Maria B. Propst

MID-STATE HOMES, INC. , whose name as Auctioneer and Attorney in Fact for
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 15th day of Sept., 19 61.

J. L. J. Drilling
Notary Public

corrected & Propst
718 TITLE Bldg. Birmingham

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7-15-61

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 70

I hereby certify that no Dead Tax has been collected on this instrument.

Conrad M. Fowler
Judge of Probate

"TAX EXEMPT"

STATE OF ALA SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *9-15-61*

RECORDED & *4 PM* MTG. TAX
& *✓* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE