

STATE OF ALABAMA
SHELBY COUNTY

5922

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: October 24, 1960
Leroy Tubbs and wife, Lufonzo Tubbs executed a certain mortgage on the property here-
inafter described to Leeds Homes of Birmingham, Inc., which said mortgage is recorded in Probate Office
Of Shelby County, Alabama, in Book 269, Page 88 ; 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 con-
tained 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 Pioneer Finance
Company of Detroit, Michigan on the 27th day of October, 1960, and,

WHEREAS, said mortgage and the powers contained therein, was reassigned to Leeds Homes of
Birmingham, Inc., on the 31st day of May, 1961

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 8/17, 24, 31; 9/7/61 and,

WHEREAS, on Sept. 25, 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 Leeds Homes of
Birmingham, Inc., ~~xxxxxx~~ said mortgagee 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, Robert B. Propst was the Auctioneer who conducted said foreclosure sale and was
the person conducting said sale for the Leeds Homes of Birmingham, Inc. ;
and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the
bid of Leeds Homes of Birmingham, Inc. in the amount of Three Thousand Six Hundred
Ninety-Five and 76/100-----Dollars, which sum of money Leeds Homes of
Birmingham, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold
to Leeds Homes of Birmingham, Inc.;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$3,695.76 on
the indebtedness secured by said mortgage, the said Leeds Homes of Birmingham, Inc. by and through
Robert B. Propst, as Auctioneer conducting said sale and as attorney in fact for Leeds Homes of
Birmingham, Inc., and the said Robert B. Propst, as Auctioneer conducting said sale and as attorney
in fact for Leeds Homes of Birmingham, Inc. and the said Robert B. Propst
as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Leeds Homes of
Birmingham, Inc. the following described property situated in Shelby County, Alabama, to-wit:

Begin at the SE corner of Lot No. 179, according to
Horsley's Map of the Town of Columbiana, Alabama, which
point is marked by an iron stake, and run thence west
along the south line of said Lot No. 179, 136 feet to the
point of beginning; thence continue along said line 60
feet; thence run north 60 feet; thence run east 60 feet;
thence run south 60 feet to point of beginning.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that no Deed Tax has been col-
lected on this instrument.

Conrad H. Fowler
Judge of Probate

"TAX EXEMPT"

TO HAVE AND TO HOLD THE above described property unto Leeds Homes of
Birmingham, 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 Leeds Homes of Birmingham, Inc. has caused this instrument to be executed by and through Robert B. Propst as Auctioneer conducting this said sale, and as attorney in fact, and Robert B. Propst as Auctioneer conducting said sale has hereto set his hand and seal on this the 25th day of Sept. , 19 61.

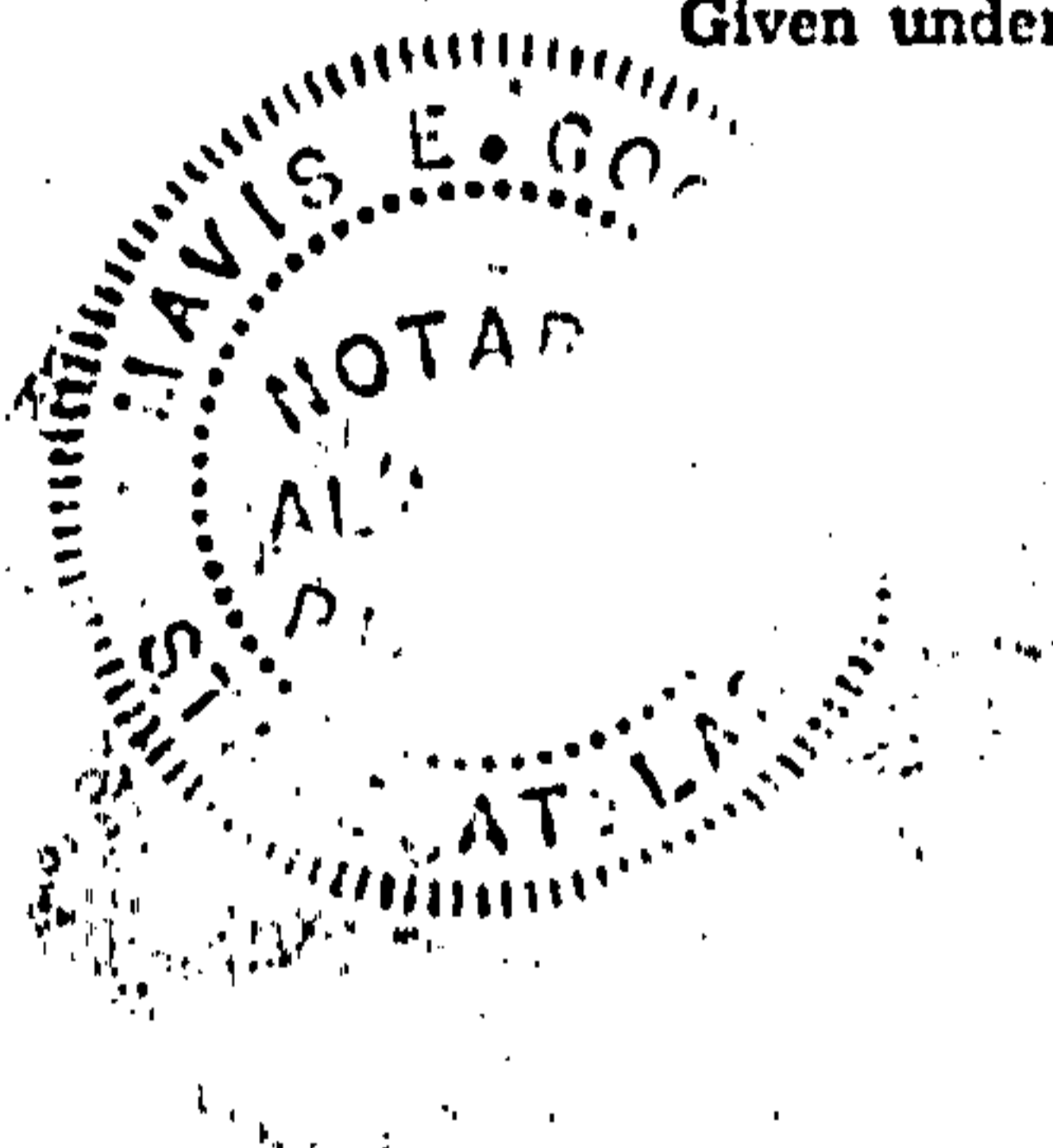
BY Robert B. Propst
Robert B. Propst , as Auctioneer and
Attorney in Fact.

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

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that
Robert B. Propst , whose name as Auctioneer and Attorney in Fact for
Leeds Homes of Birmingham, 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 25th day of September, 19 61

Mavis E. Good
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9-28-61
RECORDED & \$ 1.91 TAX
& \$ 4.40 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

R. B. Propst
905. Commercial Bk. Bldg
Anniston, Ala-