5922

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: October 24, 1960

Leroy Tubbs and wife, Lufonzo Tubbs

| cxecuted a certain mortgage on the property here| inafter described theods Homes of Birmintham, 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 Courthouse 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 Pioneer Finance Company of Detroit, Michigan 27thy 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 Reporters newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of 8/17, 24, 31; 9/7/9 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.

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WHEREAS, Robert B. Propstwas the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Leeds Homes of Birmingham, Inc. and,

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. and through Robert B. Propst, as Auctioneer conducting said sale and as attorney in fact for Leeds Homes of Birmingham, Inc. and the saidRobert B. Propst, as Auctioneer conducting said sale and as attorney

in fact following the said Robert B. Proper as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Leeds Homes of Birmingh 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 hureby carrier that no beed law in I am cublected on this instrument.

OFTEX EXEMPT.

TO HAVE AND TO HOLD THE above described property unto Loeds 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.

BOOK 217 PAGE 4014

strument to be executed by and through Robert B. Propst as Auctioneer conducting this said sale, as attorney in fact, and Robert B. Propst Auctioneer conducting said sale has hereto set his hand and on this the 25th day of Sept. Robert B. Propst , as Auctioneer attorney in Fact. Robert B. Propst , as Auctioneer of ducting said sale. STATE OF ALABAMA SHELEY 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 is signed to the foregoing conveyance and who is known me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the zame bear definition. Given under my hand and official seal on this the 25th day of September, 19 61 Macus E. Spoll RECORDED & SILL SELIN CO. I CERTIFY THIS HIS SELIN PD. OH THIS KNINGMENT. PD. OH THIS KNINGMENT.		, (•	
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