

1720
STATE OF ALABAMA *

MORTGAGE FORECLOSURE DEED

COUNTY OF SHELBY *

KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS,
heretofore, on towit: April 4, 1960,
Jerry F. Randolph and wife, Ann Randolph
executed a mortgage to H. W. Richards Lumber Company, a
Corporation, Carrollton, Georgia, on the property hereinafter
described, and which said mortgage is recorded in Mortgage
Book 265 at Page 498 Probate Office, Shelby
County, Alabama;

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 in the County
of Shelby Alabama, 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 successive 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, a Corporation, 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 a foreclosure as therein provided and did give due and
proper notice of a 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 November 23, 30 and December 7, 1961, and

WHEREAS, on December 20, 1961, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, and said foreclosure was duly and properly conducted, and H. W. Richards Lumber Company, a Corporation, Carrollton, Georgia, did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described, and

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, a Corporation, Carrollton, Georgia, 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, Carrollton, Georgia, in the amount of Three Thousand Nine Hundred Thirty and 48/100 Dollars which sum of money the said H. W. Richards Lumber Company, a Corporation, offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to H. W. Richards Lumber Company, a Corporation, Carrollton, Georgia.

NOW, THEREFORE, IN CONSIDERATION of the premises and of a credit in the amount of Three Thousand Nine Hundred Thirty and 48/100 dollars on the indebtedness secured by said mortgage the said H. W. Richards Lumber Company, a Corporation, 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, Carrollton, Georgia, the following described property, situated in Shelby County, Alabama, to-wit:

Beginning at the Southeast Corner of the Frank Miller Property; thence running Northeasterly 189 feet to Roadway; thence turn and run Northwesterly 100 feet along Roadway; thence turn and run Southwesterly 203 feet; thence turn and run Northeasterly 100 feet,

more orless, to point of beginning. All lying and being part of Tract or land in the W $\frac{1}{2}$ of Fractional Section 27; Township 22, Range 3, West and in NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 24, Range 12 East. All in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to H. W. Richards Lumber Company, a Corporation, Carrollton, Georgia, 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, the H. W. Richards Lumber Company, a Corporation, has caused this instrument to be executed by it and through John R. Phillips, as Auctioneer conducting said sale, have hereto set their hands and seals on this the 20th day of December, 1961.

H. W. RICHARDS LUMBER COMPANY, A CORPORATION
BY [Signature] (MORTGAGEE)

[Signature] (AUCTIONEER)

STATE OF GEORGIA *
COUNTY OF CARROLL *

I, the undersigned, a Notary Public, for the said State and County, hereby certify that

and
whose names as _____ and _____
respectively of the H. W. Richards Lumber Company, a Corporation, Carrollton, Georgia, 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 the same, they, as such officers and in such capacity and with full authority executed the same voluntarily for and as the Act of said Corporation.

GIVEN under my hand and seal this the 20th day of December, 1961.

[Signature]
NOTARY PUBLIC.

BOOK 218 PAGE 875

STATE OF ALABAMA *
COUNTY OF CALHOUN *

I, THE UNDERSIGNED AUTHORITY for said State and County, certify that Joann 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 same bears date.

GIVEN under my hand and seal this the 20th day of December, 1961.

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 709

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

Conrad M. Fowler
Judge of Probate

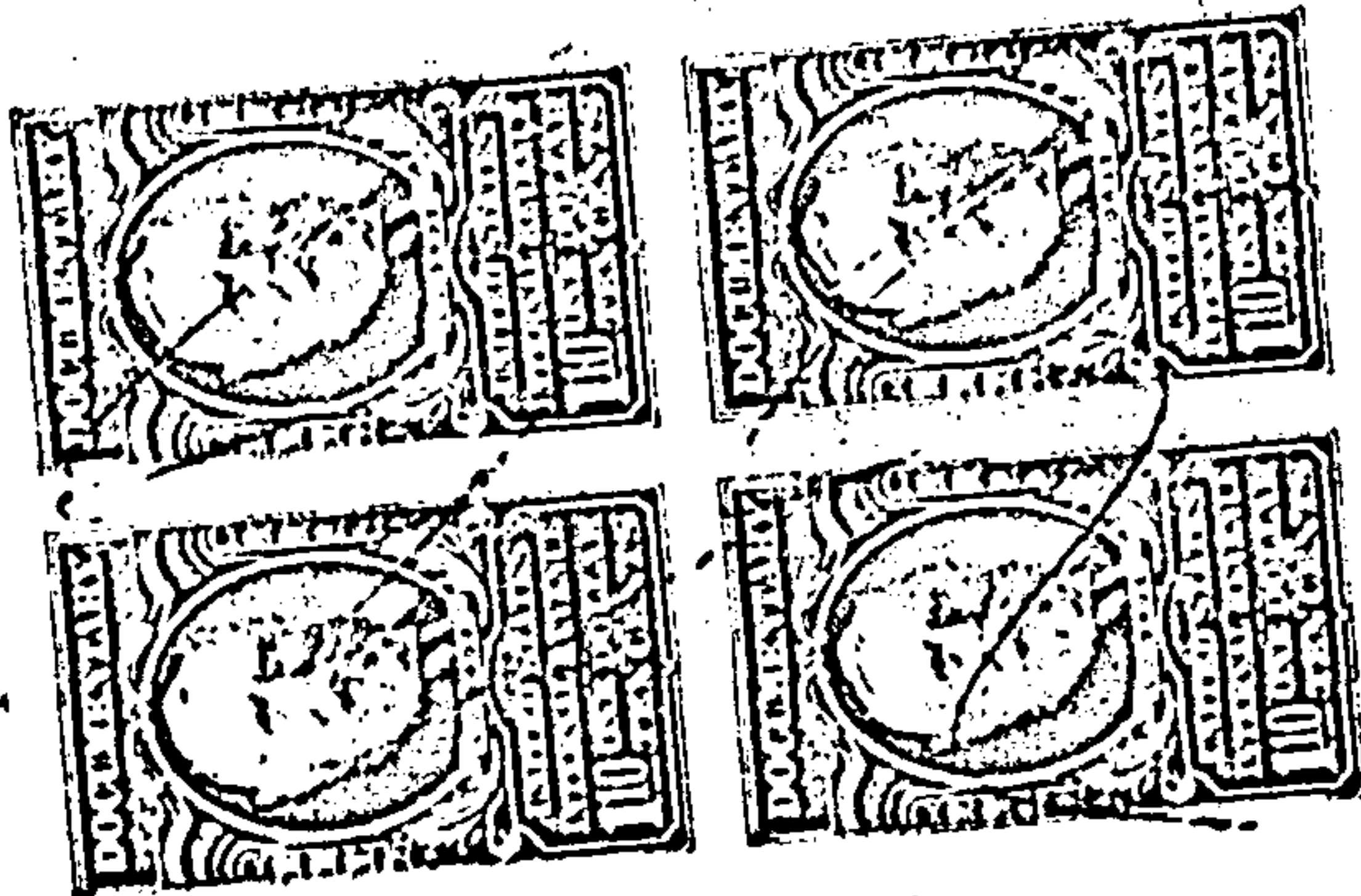
"TAX EXEMPT"

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *8/1/62*

RECORDED & \$ *1.00* MTG. TAX
& \$ *1.00* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

Lannie Mae Lockridge
NOTARY PUBLIC



BOOK 218 PAGE 876