

STATE OF ALABAMA
SHELBY COUNTY

2618

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: November 17, 1960 Martien O'Neal and co-signer Dan Lane executed a certain mortgage on the property hereinafter described to Leeds Homes of Birmingham, Inc. said mortgage is recorded in Probate Office of Shelby County, Alabama, in Book 270, Page 118 ; 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 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, said mortgage with the powers therein contained was duly assigned to Pioneer Finance Company on the 19th day of November, 1960 and,

WHEREAS, said mortgage and the powers contained therein, was reassigned to Leeds Homes of Birmingham, Inc. on the 2nd day of January, 1962.

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 1/25; 2/1, 8, 15/62; and,

WHEREAS, on March 2, 1962, 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 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, Jack Wilson 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 Four Hundred Sixty-Eight and 78/100----- 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 \$ 3,468.78 on the indebtedness secured by said mortgage, the said Leeds Homes of Birmingham, Inc. and through Jack Wilson, as Auctioneer conducting said sale and as attorney in fact for Leeds Homes of Birmingham, Inc., and the said Jack Wilson, as Auctioneer conducting said sale and as attorney in fact for Leeds Homes of Birmingham, Inc. and the said Jack Wilson, as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said ~~XX~~ Leeds Homes of Birmingham, Inc., the following described property situated in Shelby County, Alabama, to-wit:

This parcel of land lying and situated in Shelby County, as follows: From the southeast corner of the lands of Dan Lane and Glaze Ferry Road, thence north 500 feet, thence east 100 feet, thence south 500 feet, thence west 100 feet, to point of beginning.

This parcel of land is bounded on the north by lands of Rosie O'Neal, on the east by lands of Elmore Wallace, on the west by lands of Dan Lane and on the south by Glaze Ferry Road.

This parcel of land is part of land being described in that certain deed to Sam Cohill and recorded in Deed Book 35, Page 382.

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.

BOOK 219 PAGE 367

IN WITNESS WHEREOF Leeds Homes of Birmingham, Inc. has caused this instrument to be executed by and through Jack Wilson as Auctioneer conducting this said sale, and as attorney in fact, and Jack Wilson as Auctioneer conducting said sale has hereto set his hand and seal on this the 2nd day of March, 1962

BY

Jack Wilson
Jack Wilson

, as Auctioneer and

Attorney in Fact.

Jack Wilson
Jack Wilson

, as Auctioneer conducting said sale.

STATE OF ALABAMA
CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that
Jack Wilson, 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 2nd day of March, 1962.

Conrad M. Fowler
Notary Public

Probate Judge, Shelby
County, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2 PM
3.2.62
RECORDED & \$ LIT. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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pd

Return to:

Wilson & Propert
905 Conn. Bank Bldg.
Anniston, Ala.