

1250



STATE OF ALABAMA *
COUNTY OF Shelby----

MORTGAGE FORECLOSURE DEED



KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS,
heretofore on to-wit: January 11, 1960
Francis Buie Jr. and wife Annie Ree Buie
executed a mortgage to H.W. Richards Lumber Company, Carrollton,
Georgia on the property hereinafter described, and
which said mortgage is recorded in Mortgage Book 264 at Page 436
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 to the said H.W. Richards Lumber Company
and the said H.W. Richards Lumber Company
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 March 22, March 29, April 5, 1962.

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WHEREAS, on April 18, 1962

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, Ga. 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 Two Thousand Four Hundred Thirty and 09/100 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 Two Thousand Four Hundred Thirty and 09/100 dollars on the indebtedness secured by said mortgage the said H.W. Richards Lumber Company, a Corporation and through 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, the following described property, situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of the NW $\frac{1}{4}$ or SW $\frac{1}{4}$, Section 36, Township 21, Range 1, west and run thence south along the east boundary of said quarter quarter section 411.13 feet to an iron stake on the north boundary of the land formerly known as the Gilmore land; run thence SW along the north boundary of said Gilmore land to an old iron stake on the East boundary of the L & N Railroad right of way; thence north along the east boundary of said L & N Railroad 100 feet to point of beginning; thence turn an angle of 67 deg. 05 min. to the right and run thence 157.80 feet to an iron pin on the west boundary of the Columbiana-Shelby Public Road right of way; thence turn an angle of 51 deg. 55' to the left and along the west right of way line a distance of 100 feet; thence turn an angle of 128 deg. 05 min. to the left and run a distance of 186.10 feet to the east right of

way of the L & N Railroad; thence turn an angle of 67 deg. 05 min. to the left and run along the east right of way of the L & N Railroad a distance of 85.46 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property to
H. W. RICHARDS LUMBER COMPANY, A CORPORATION, CARROLLTON, GEORGIA,
its successors 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 hereunto set their hands
and seals on this the 18th day of April 1962.

H. W. RICHARDS LUMBER COMPANY, A CORPORATION
(MORTGAGEE)

BY

H. W. Richards

John R. Phillips
(AUCTIONEER)

ATTEST:

B. L. Keown

STATE OF GEORGIA *
COUNTY OF CARROLL *

I, the undersigned, a Notary Public, for the said State and
County, hereby certify that H. W. Richards and B. L. Keown, whose names
as President and Sec. and Treas. respectively of the H.W. Richards
Lumber Company, a Corporation, 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 21st day of May
1962.

Wm. E. Dugger
NOTARY PUBLIC

STATE OF ALABAMA *
CALHOUN COUNTY *

I, the undersigned, a Notary Public, for the said State & County
hereby certify that John 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 the same, he in his capacity as such Auctioneer, with
full authority executed the same voluntarily on the day and year same
bears date.

GIVEN under my hand and seal this the 18th day of April
1962.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

5/30 1962
RECORDED & \$... MTG. TAX
& \$... DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Lennie Mae Lockridge
NOTARY PUBLIC

Conrad H. Foulers
JUDGE OF PROBATE