

STATE OF ALABAMA \*  
COUNTY OF Shelby \*

4251  
MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS,  
heretofore on to-wit: November 4, 1960  
Leroy Donahue and wife, Jean Donahue  
executed a mortgage to H. W. Richards Lumber Company,  
a Corp. on the property hereinafter described, and  
which said mortgage is recorded in Mortgage Book 269 at Page 150  
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,  
a Corp. and the said H. W. Richards Lumber Company, A Corp.  
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 15, 22, and 29, 1962.

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, 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 Four Hundred Fifty One and 61/100 dollars  
which sum of money the said H. W. Richards Lumber Company, a Corp.  
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 Four Hundred Fifty One  
and 61/100 dollars (\$3,451.61)  
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 Corp.  
Carrollton, Georgia the following described property, situated  
in Shelby County, Alabama, to-wit:

Beginning at the Southeast Corner of the SE $\frac{1}{4}$  of Section 5, Township 22,  
Range 3, West, that lies west of the Dogwood-Montevallo Road and run  
north a distance of 75 feet; thence west 75 feet; thence south 75 feet;  
thence east 75 feet to the point of beginning, containing one eight  
acre, more or less, Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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 18 day of April 1962.

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

BY H.W. Phillips

John R. Phillips (AUCTIONEER)

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 21<sup>st</sup> day of April 1962.

Leanne L. Egan 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 18 day of April 1962.

Leanne Mae Hochmeyer NOTARY PUBLIC

STATE OF ALA. SHELBY CO.

CERTIFY THIS INSTRUMENT

WAS FILED, ON 17/4/62

RECORDED & 1 MIG. TAX

STAMPED TAX HAS BEEN

PAID ON THIS INSTRUMENT.

Conrad W. Towles  
JUDGE OF PROBATE