

STATE OF ALABAMA *
COUNTY OF SHELBY-----*

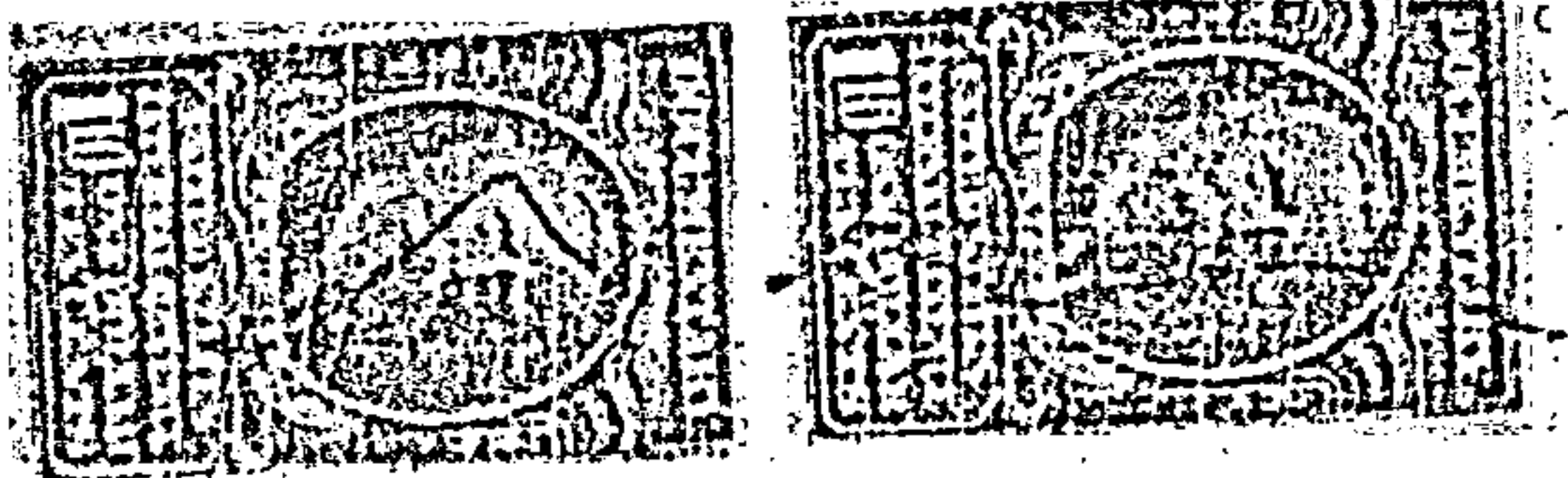
MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS,
heretofore on to-wit: May 15, 1961,
Grover C. Horton & wife, Lahlia Horton,

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 272 at Page 163
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 8, 15 and 22, 1962.



WHEREAS, on April 4, 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 Corp. 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 SEVEN THOUSAND FIVE HUNDRED SEVENTY EIGHT & 70/100
dollars
which sum of money the said H. W. Richards Lumber Co. 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 \$7578.70
on the indebtedness secured by said mortgage the said H. W. Richards
Lumber Co. 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:

South One-half of Lot #12 in Block 3, in the Town of
Wilton, formerly the Town of Birmingham Junction, according
to the survey and map of said Birmingham Junction, made by
J. E. Boseman for Jos. Hardie, and which Map is recorded
in the Office of the Probate Judge of said Shelby County.

Situated in Shelby County, Alabama.

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 4th day of April 1962.

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

ATTEST:

BY

[Signature]

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 21st day of May
1962.

[Signature]
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 4th day of April
1962.

[Signature]
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5/20 1962
RECORDED & \$ MTG. TAX
& DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE