

STATE OF ALABAMA *
COUNTY OF SHELBY *

6151
MORTGAGE FORECLOSURE DEED



KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS,
heretofore on to-wit: July 11, 1959,
William G. Langston and wife, Rosie Yvonne Goff Langston,
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 261 at Page 398
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 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 Two Thousand Seven Hundred Twenty Nine & 68/100 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 \$2729.68
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
CARROLLTON, GEORGIA the following described property, situated
in Shelby County, Alabama, to-wit:

A lot 75 feet by 75 feet, in the town of Columbiana, Alabama,
being a part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 21,
Range 1 west and more particularly described as follows:
Beginning at a point on the west side of Main Street 609 feet
north of the NE Corner of what is known as the J. L. Peters
lot which is also 15 feet south of large ditch or gulley being
the point of beginning of property herein conveyed; thence north
along west line of Main Street 75 feet; thence west at right
angles 75 feet; thence south and parallel to Main Street 75 feet
thence east 75 feet to the point of beginning.

Situated in Shelby County, Alabama.

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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

H. W. Richards
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 2nd day of May
1962.

Conrad M. Fowler
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.

1962.

GIVEN under my hand and seal this the 4th day of April
STATE OF ALA. SHELBY CO
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1/1/62
5/20/62

RECORDED & S. MTG. TAX
& S. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Terri M. Kochidje
NOTARY PUBLIC

Conrad M. Fowler
JUDGE OF PROBATE