

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

4255
MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS,
heretofore on to-wit: January 12, 1960
Ike Montgomery and wife, Lillie Mae Montgomery,
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 264 at Page 337
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 Three Thousand Four Hundred Seven and 42/100 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 \$3407.42
on the indebtedness secured by said mortgage the said H. W. Richards
Lumber Company, a Corp. 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:

Begin at the Southwest Corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1
Township 21, Range 3 West; and run East parallel with south line
of said quarter 220 feet; thence run north 30 feet; thence run
south 145 feet to the point of beginning of beginning of lot
described herein; thence run Northeast a distance of 90 feet;
thence turn right 10 degrees and run a distance of 40 feet;
thence southeast a distance of 100 feet; thence run south a
distance of 132 feet to the point of beginning.
All mineral rights excepted.
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

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 4th day of May
1962.

Lee G. Keown
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.

James W. Lockridge
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/1/62
4/20/62
RECORDED 4/20/62 MTG. TAX
& 4/20/62 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Daniels
JUDGE OF PROBATE