

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on, to-wit, October 9, 1961, Peddie Lemley and wife Ollie Lemley executed a certain mortgage on the property hereinafter described to United States Shell Homes, Inc., which such mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 274 at page 610; and whereas such mortgage was thereafter transferred and assigned to Dixie Acceptance Corporation on March 15, 1962 by instrument recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 220 at page 267; and

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 such property in front of the Courthouse door of Shelby County, Alabama, at public outcry, to the highest bidder for cash, after giving thirty (30) days notice of the time, place and terms of said sale by publication once a week for three (3) consecutive weeks in some newspaper published in Shelby County; and said mortgage provided that in case of sale under the power and authority contained therein mortgagee, its successors and assigns, may bid at said 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, and the said Dixie Acceptance Corporation, did declare all of the indebtedness secured by said mortgage immediately due and payable, and said mortgage subject to foreclosure as therein provided, and did give due and proper notice of the 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 June 28, July 5, July 12, and July 19, 1962; and

WHEREAS, on July 25, 1962 the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted and Dixie Acceptance Corporation as mortgagee, did offer for sale, and sell at public outcry, in front of the courthouse door in Shelby County, Alabama, the property hereinafter described; and



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WHEREAS, Harold Bowron, Jr., had written authority from the said Dixie Acceptance Corporation as its attorney in fact to foreclose such mortgage and was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Dixie Acceptance Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Dixie Acceptance Corporation, in the amount of Five Thousand Four Hundred Fifty-five and 38/100 Dollars (\$5,455.38) which sum of money Dixie Acceptance Corporation offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Dixie Acceptance Corporation;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Five Thousand Four Hundred Fifty-five and 38/100 Dollars (\$5,455.38) on the indebtedness secured by said mortgage, the said Dixie Acceptance Corporation, by and through Harold Bowron, Jr., as auctioneer conducting said sale, and having written authority as attorney in fact for Dixie Acceptance Corporation, and the said Harold Bowron, Jr., as the auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said Dixie Acceptance Corporation the following described property situated in Shelby County, Alabama, to-wit:

One Lot at Underwood, Alabama described as commencing at the Southeast corner of the Southeast quarter of the Northeast quarter of Section 5, Township 22, Range 3 West, and runs thence North 15 feet, thence runs West 210 feet to the point of beginning, thence North 100 feet, thence West 50 feet, thence South 100 feet, thence East 50 feet back to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Dixie Acceptance Corporation, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem and provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Dixie Acceptance Corporation has caused this instrument to be executed by and through Harold Bowron, Jr., as auctioneer

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 733

I hereby certify that no Deed Tax has been collected on this instrument.

Conrad M. Fowler
Judge of Probate

"TAX EXEMPT"

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conducting said sale, and as attorney in fact, and Harold Bowron, Jr., as auctioneer conducting said sale has hereto set his hand and seal on this the 25th day of July 1962.

DIXIE ACCEPTANCE CORPORATION

By

Harold Bowron, Jr.
Harold Bowron, Jr., as Auctioneer
and Attorney in Fact

Harold Bowron, Jr.
Harold Bowron, Jr., as Auctioneer
Conducting said Sale

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, *Joseph M. Farley*, a Notary Public for the State of Alabama at Large hereby certify that Harold Bowron, Jr., whose name as Auctioneer and Attorney in Fact for Dixie Acceptance Corporation, 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 conveyance, he, in his capacity as said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of July 1962.

Joseph M. Farley
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, *Joseph M. Farley*, a Notary Public for the State of Alabama at Large do hereby certify that Harold Bowron, Jr., 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 25th day of July 1962.

Joseph M. Farley
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *7/25* 1962

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

Conrad V. Fowler
JUDGE OF PROBATE

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