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STATE OF ALABAMA *
COUNTY OF SHELBY *

MORTGAGE FORECLOSURE DEED



KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS,
heretofore on to-wit: January 8, 1960
Earnest Nix and wife, Rebecca Lee Nix,
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 327
Probate Office, Shelby County, Alabama;

WHEREAS, in and by said mortgage the mortgagor 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 mortgagor or any person conducting said
sale for the mortgagor was authorized to execute title to the
purchaser at said sale; and it was further provided in and by said
mortgage that the mortgagor 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 Corporation
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.

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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 Co.
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 EIGHT HUNDRED TWELVE AND 78/100 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 \$3812.78
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 CORP.
CARROLLTON, GEORGIA, the following described property, situated
in SHELBY County, Alabama, to-wit:

Beginning at the West Corner of Ernest Nix's Lot No. 1
Street in Evansville, Montevallo, Alabama, on the south
side of Street running parallel with Ernest Nix's line,
200 feet to corner stake; thence running 88 feet west to
a corner stake and running 214 feet to No. 1 Street;
then running 89 feet on No. 1 Street to point of beginning.
Sold from that fractional part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$
of Section Sixteen (16), Township Twenty Two (22), Range
Three West (3W).

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 70
I hereby certify that no Deed Tax has been
collected on this instrument.

Conrad M. Coulter
Judge of Probate

"TAX EXEMPT"

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

John R. 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 21st day of May
1962.

Conrad M. Coulter
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.

Terrie Mae Sockrider
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1/28/1962
RECORDED & \$..... MTG. TAX
& \$..... DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Coulter
JUDGE OF PROBATE