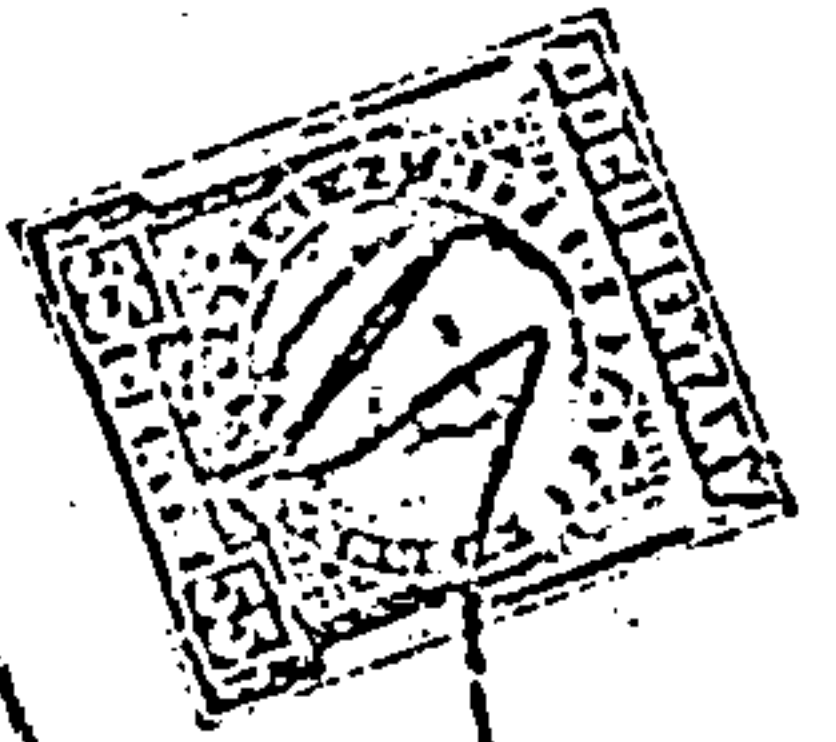


2080

STATE OF ALABAMA

SHELBY COUNTY

MORTGAGE FORECLOSURE DEED



KNOW ALL MEN BY THESE PRESENTS, That Whereas default has been made in the payment of the debt secured by that certain mortgage executed and delivered by Homer Bearden and wife Jeanette Bearden, to Victor Scott, on the 7th day of November, 1961, which said mortgage was recorded in the Office of Judge of Probate for Shelby County, Alabama, in Mortgage Book 276 at page 157; and

WHEREAS, said mortgage provides that on default of the payment of any installment of the indebtedness secured, all of the indebtedness shall become due and payable, and the mortgagee, his heirs or assigns, are authorized to take possession of said property, and may sell the same to the highest bidder, at public auction, at Columbiana, Alabama, for cash, after having advertised such sale in some newspaper published in said county, by two weekly insertions for not less than twenty days, and execute title to the purchaser at said sale, and apply the proceeds to the payment of the expenses incident to said sale, including all costs of collection, taking possession of and caring for said property, and all attorney's fees, and the payment in full of the said demand thereby secured, and pay over the remainder, if any, to the mortgagors, said mortgage also authorizes that the mortgagee may buy the property described therein at said sale, and the auctioneer crying the same, may execute title to the purchaser; and

WHEREAS, default has been made in payment of note secured by said mortgage, and there is a balance due on the indebtedness, including principal and interest, of THREE HUNDRED TWELVE AND NO/100 DOLLARS; and

WHEREAS, mortgagee elected to foreclose said mortgage, as provided in the terms thereof, and did, on the 19th day of December, 1962 deliver a notice of mortgage foreclosure sale to the Shelby County Reporter, a newspaper published at Columbiana, Shelby County, Alabama, and this notice of mortgage foreclosure sale was published in said newspaper for two weekly insertions, to-wit: on December 27, 1962 and January 3, 1963; and

WHEREAS said notice gave the description of the property and the

time and the place of the sale as during the legal hours of sale on January 19, 1963, in front of the Court House door in Columbiana, Alabama; and

WHEREAS, the said W. W. Rabren was selected by said mortgagee as agent and auctioneer to make said sale; and

WHEREAS, the said W. W. Rabren, in strict compliance of the powers of sale contained in said mortgage, and pursuant to the terms outlined in said notice, did offer ~~for~~ sale, for cash, during the legal hours of sale on January 19, 1963, in front of the Court House door in Columbiana, Shelby County, Alabama, the hereinafter described real estate; and

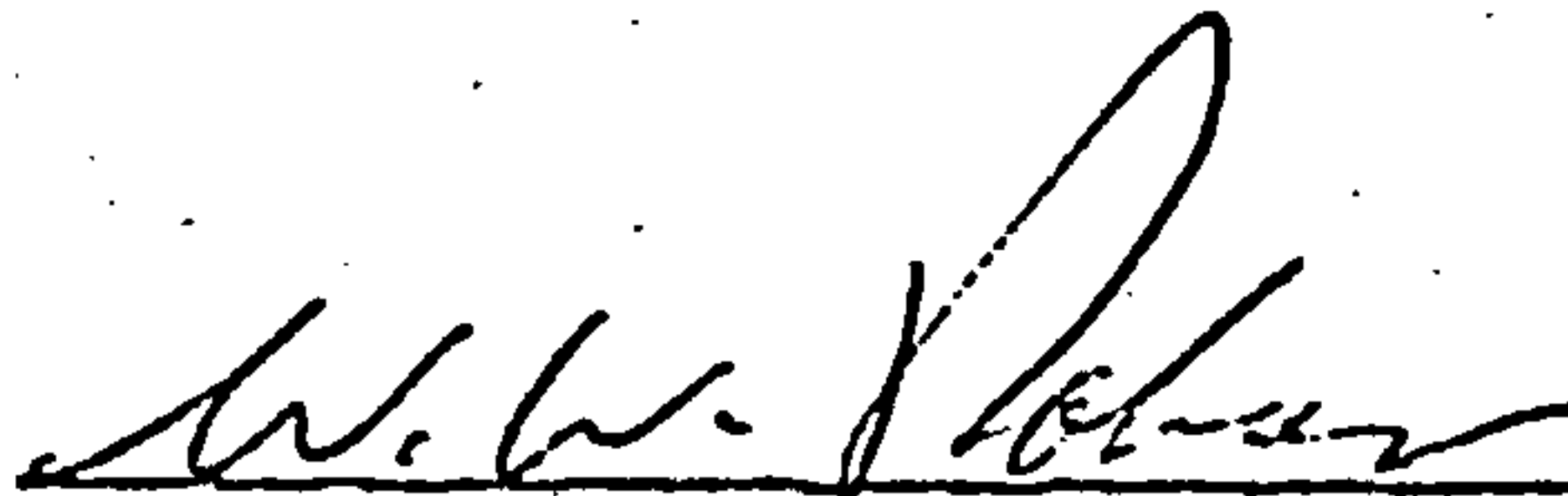
WHEREAS, at said sale, Victor Scott, did bid the sum of THREE HUNDRED FORTY-FOUR AND NO/100 DOLLARS, which was the highest bid made, at said sale, and said bid was accepted after fair warning.

NOW THEREFORE, I the said W. W. Rabren, as agent and auctioneer for Homer Bearden and wife Jeanette Bearden, mortgagors and Victor Scott, mortgagee, for and in consideration of the premises, and the sum of THREE HUNDRED FORTY-FOUR AND NO/100 DOLLARS, in hand paid by Victor Scott, the receipt whereof is acknowledged, I, the said W. W. Rabren, as agent and auctioneer for mortgagors and mortgagee, do hereby grant, bargain, sell and convey unto the said Victor Scott, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 29 and 30 in Block E, according to Plat of Wilmont Subdivision as recorded in the Office of Probate Judge of Shelby County, Alabama, in Map Book 3, page 124.

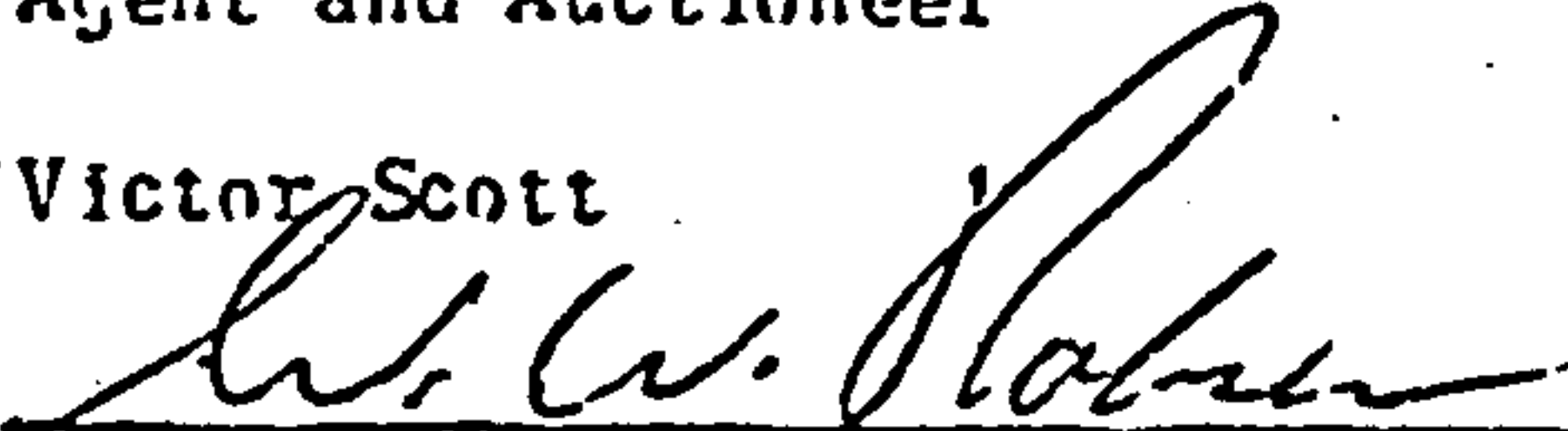
TO HAVE AND TO HOLD unto the said Victor Scott, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of January, 1963.


Agent and Auctioneer

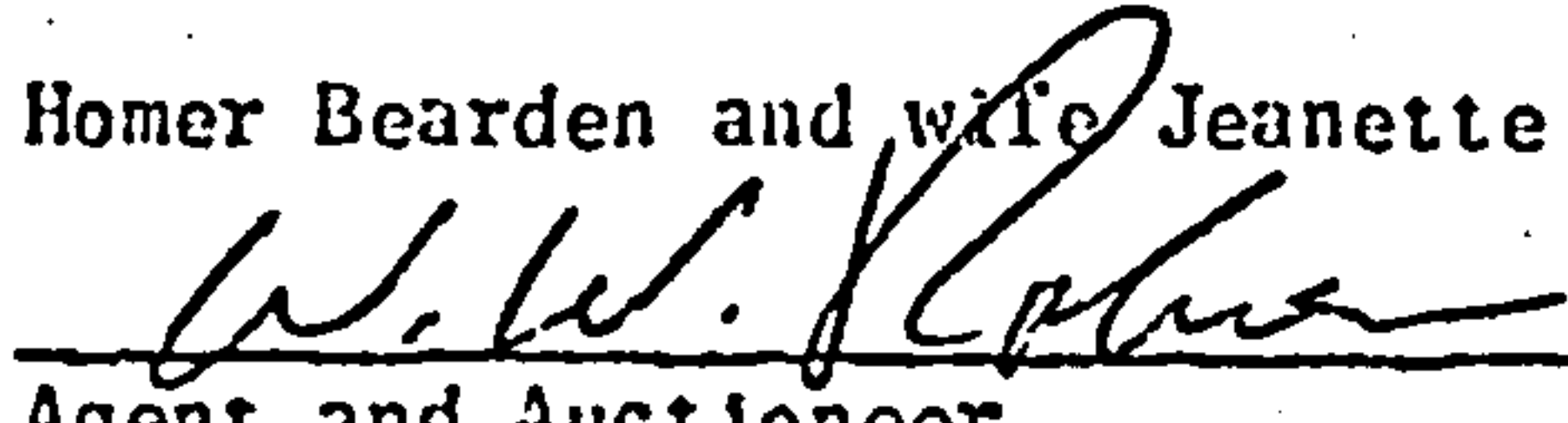
Victor Scott

By:


Agent and Auctioneer

Homer Bearden and wife Jeanette Bearden

By:


Agent and Auctioneer

(ACKNOWLEDGMENT ON REVERSE SIDE)

STATE OF ALABAMA

SHELBY COUNTY

I, Jack T. Atchison, a Notary Public in and for said County in said State, hereby certify that W. W. Rabren, whose name as agent and auctioneer, also agent and auctioneer for Victor Scott, mortgagee, also agent and auctioneer for Homer Bearden and wife Jeanette Bearden, mortgagors, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, that being informed of the contents of this conveyance, he in his capacity as such agent and auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of January, 1963.

Jack T. Atchison
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 MAR 1963
RECORDED & ✓ MTG. TAX
& 50 DED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jewell
JUDGE OF PROBATE

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