
* THE STATE OF ALABAMA *
* SHELBY COUNTY *

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on, to-wit, the 10th day of December, 1931, J. C. Hudson and Annie Hudson, his wife, executed to F. W. Rogan a mortgage conveying the lot hereinafter described, to secure an indebtedness therein described and which was further evidenced by twenty-nine promisory notes of twenty-five dollars each and payable monthly thereafter, beginning on the 8th day of January, 1932, which said mortgage was duly recorded in the mortgage records of said Shelby County in Book 164 of Mortgages, page 25; and Whereas, in said mortgage it was specified and provided that if said notes or other indebtedness or liability of the mortgagors to the holder of said mortgage, or any part thereof, were not paid at maturity, then all of said notes and other indebtedness should at once become due and payable and the said mortgage foreclosable; and Whereas, default was made in the payment of the first two of said notes falling due and the said mortgagee elected to declare all of said series of notes due and proceeded to foreclose said mortgage under and by virtue of the terms of said mortgage; and Whereas, on Monday, the 21st day of March, 1932, after first giving notice of the time, place and terms of sale, ^{for public sale} by posting notice in three public places in said county, the said lot was offered for sale at public outcry at or near the front steps or entrance to the Court House of Shelby County, in Columbiana, Alabama, all in strict accordance with the terms of said mortgage, when and where, he being the highest and best bidder therefor, said F. W. Rogan became the purchaser at and for the sum of seven hundred dollars, the purchase money being applied to the payment of the expenses of sale, including attorney's fee, and the balance credited on the said indebtedness of the said mortgagors to said mortgagee as authorized by the terms of said mortgage.

And, Whereas, by the terms of said mortgage it was further provided that ~~the mortgagor~~ ~~that~~ in the event of a foreclosure sale, the mortgagee was authorized to purchase the property the same as a stranger to said mortgage and that the auctioneer or person crying the sale under the authority of the mortgagee was empowered and directed to execute a warranty deed to the purchaser of said lot in the name of the mortgagors, by him as such auctioneer crying said sale; and Whereas, E. S. Lyman was the auctioneer or person crying said sale by authority of said F. W. Rogan, said mortgagee;

Now, therefore, in consideration of the premises and the said payment and application of said purchase price of seven hundred dollars as aforesaid, the said J. C. Hudson and Annie Hudson, mortgagors aforesaid, by E. S. Lyman as auctioneer aforesaid, do hereby grant, bargain, sell and convey unto said F. W. Rogan the said lot, to-wit:

Lot number thirty (30) in Storrs and Troy Addition to the town of Montevallo, according to the survey and map of said Addition as recorded in the office of the probate judge of said Shelby County; said lot being located in the Town of Montevallo, Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted premises unto said F. W. Rogan, his heirs and assigns forever; but subject, only, to the statutory right of redemption.

And said J. C. Hudson and Annie Hudson, by said auctioneer aforesaid, hereby covenant with said F. W. Rogan, his heirs, executors, administrators and assigns, that they are lawfully seized of said premises; that they have a good right to sell and convey the same as they do hereby and that they will, except as to said right of statutory redemption, warrant and defend the title to the same to said F. W. Rogan, his heirs, executors and administrators and assigns, against the lawful claims of any and all persons whomsoever.

IN TESTIMONY WHEREOF, SAID J. C. Hudson and Annie Hudson, by E. S. Lyman, as auctioneer have hereunto set their hands and seals on this, the 22nd day of March, 1932.

J. C. Hudson (SEAL)

By E. S. Lyman
As auctioneer.

Annie Hudson (SEAL)

By E. S. Lyman
As auctioneer.

THE STATE OF ALABAMA? |
SHELBY COUNTY. |

I, Lucille Cooper, a notary public in and for said county in said State, hereby certify that E. S. Lyman 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 conveyance, he as such auctioneer, voluntarily, with full authority, executed the same for and as the act of J. C. Hudson and Annie Hudson, respectively, on the day the same bears date.

Given under my hand this 22nd day of March, 1932.

Lucille Cooper
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 Apr
1932 1932
RECORDED & \$ REG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Coman M. J. [unclear]
JUDGE OF PROBATE