

2427

FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That Whereas, on the 14th day of April, 1958 Robert Dean Rasco and wife, Emma Dean Rasco executed to J. T. Johnson and Ethel Johnson a certain mortgage to secure an indebtedness therein mentioned, which said mortgage is recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 253, page 505, and

WHEREAS, in said mortgage there was conveyed the following described real estate, to-wit:

A part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 29, Township 19, Range 1 East described as follows: Commencing at the SW corner of said forty and run North along West line of said forty a distance of 700 feet to point of beginning of the property herein described; thence run East and parallel with south line of said forty 164 feet to the West line of an unnamed street; thence run North along West line of said street to the south right of way line of the Florida Short Route Highway; thence Southwesterly along the south right of way line of said highway to the intersection with the west line of said forty; thence south along the West line of said forty 371 feet more or less, to point of beginning. EXCEPT lot sold to James A. Johnson as shown by deed recorded in Deed Book 146, page 458 in the Probate Office of Shelby County, Alabama.

and

WHEREAS, it is provided in said mortgage that in default of the payment of said indebtedness, the said J. T. Johnson and Ethel Johnson are authorized and empowered to sell said property at public outcry to the highest bidder for cash at the front of the court house door in Shelby County, Alabama, after having given 21 days notice of said sale by publication once a week for three consecutive weeks in some newspaper published in Shelby County, Alabama, and

WHEREAS, notice has been given of said sale for more than 21 days prior to the 5th day of January, 1963, the date of this sale, by publication for three consecutive weeks of notice of said sale in the Shelby County Reporter, a weekly newspaper published in Shelby County, Alabama, in the issues thereof, of December 13, 20, and 27, 1962, respectively, and said notices gave notice of the time, place, terms and purposes of said sale and a description of the property to be sold, and

WHEREAS, default has been made in the payment of said indebtedness secured by said mortgage and said indebtedness continuing unpaid to the date of this sale; and

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WHEREAS, in strict compliance with the power of sale contained in said mortgage, as aforesaid, the property therein described was offered for sale to the highest bidder for cash, within the legal hours of sale on the 5th day of January, 1963, at the front of the court house of Shelby County, Alabama, at Columbiana, as provided for in said mortgage, and at said sale said property was bid in and was bought by Ethel Johnson for the sum of \$2012.78, which was the highest and best bid therefor; and

WHEREAS, the said J. T. Johnson died intestate, leaving surviving him as his next of kin and sole surviving heirs at law, his widow, Ethel Johnson and the following named children, all of whom are over 21 years of age, namely, James A. Johnson, Maurie Triplett, Winona Price, Carol Chessser, Jeff T. Johnson and Bernell J. Holcomb, who are the owners of the indebtedness and mortgage described herein, and

WHEREAS, Wales W. Wallace, Jr., was selected by the mortgagee, as the auctioneer or attorney in fact to conduct and hold said sale and sell said property.

NOW, THEREFORE, in consideration of the premises, and in consideration of the payment of the sum of \$2012.78, the amount bid at said sale by the said Ethel Johnson, the receipt of which is hereby acknowledged, and by virtue of the authority and power in said mortgage contained, the said Ethel Johnson, James A. Johnson, Maurie Triplett, Winona Price, Carol Chessser, Jeff T. Johnson and Bernell J. Holcomb, as such mortgagee, and Wales W. Wallace, Jr., as auctioneer, do hereby grant, bargain, sell and convey unto the said Ethel Johnson, the hereinbefore described real estate.

TO HAVE AND TO HOLD to the said Ethel Johnson, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 5th day of Jan., 1963.

ETHEL JOHNSON, JAMES A. JOHNSON, MAURIE
TRIPLETT, WINONA PRICE, CAROL CHESSER,
JEFF T. JOHNSON and BERNELL J. HOLCOMB,

By Wales W. Wallace, Jr.
as Auctioneer

Wales W. Wallace, Jr.
as Auctioneer making said sale

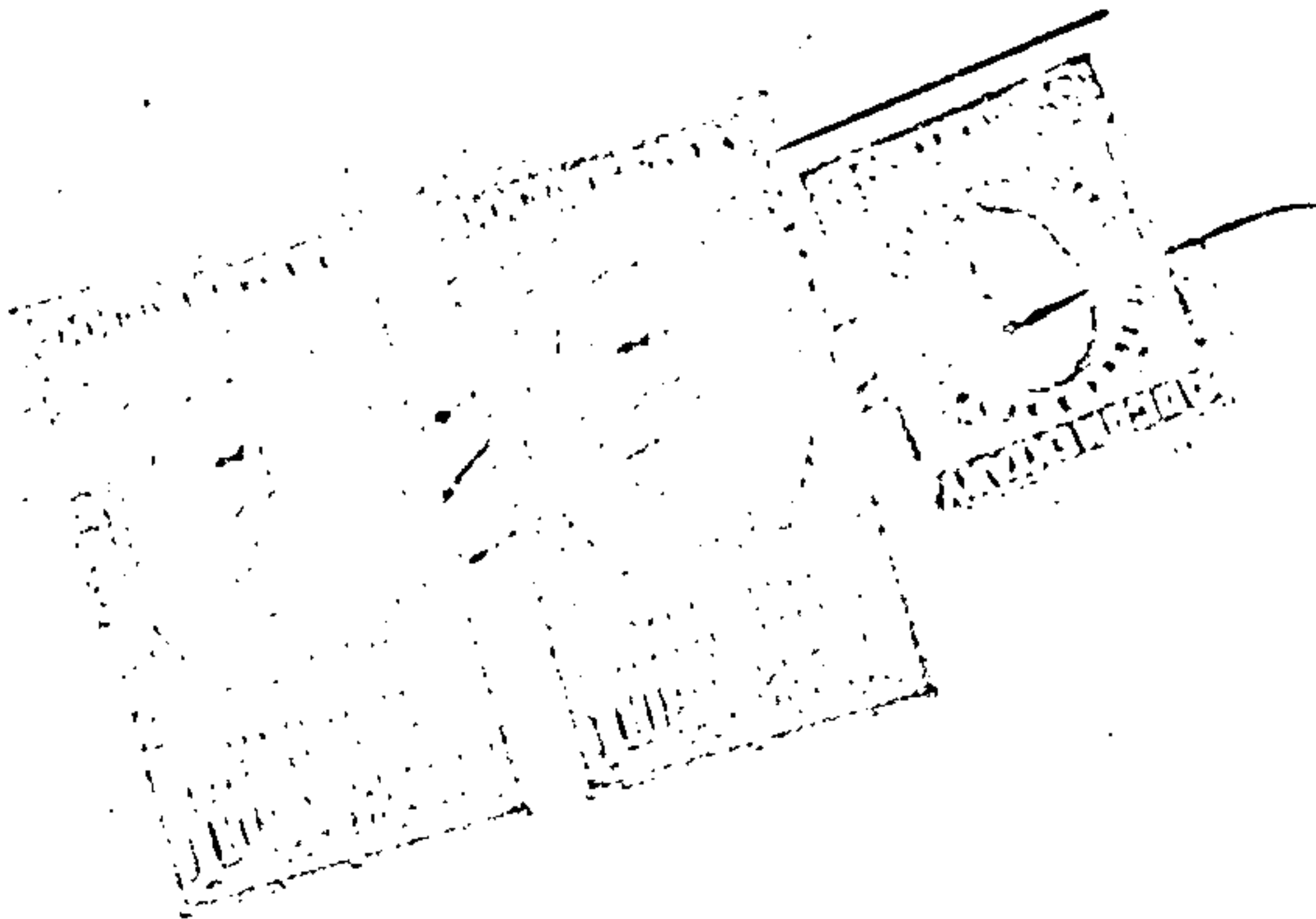
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wales W. Wallace, Jr., whose name as Auctioneer making the sale for Ethel Johnson, James A. Johnson, Maurie Triplett, Winona Price, Carol Chesser, Jeff T. Johnson and Bernell J. Holcomb, 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 such Auctioneer making the sale executed the same voluntarily on the day the same bears date.

Given under my hand this the 5th day of Jan., 1963.

Lance Chesser
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2/9/63
RECORDED & S. 4.00 TAX
& S. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Jander
JUDGE OF PROBATE