

STATE OF ALABAMA \*  
COUNTY OF SHELBY-----\*

MORTGAGE FORECLOSURE DEED



KNOW ALL MEN BY THESE PRESENTS: That, WHEREAS,  
heretofore on to-wit: March 7, 1960

Jimmie Lee Gilbert & wife, Henrietta Gilbert

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 265 at Page 40  
Probate Office, Shelby County, Alabama;

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

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 Corp. 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 SEVEN HUNDRED FORTY EIGHT and 12/100 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 \$3748.12 on the indebtedness secured by said mortgage the said H. W. Richards Lumber Co. 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 CORPORATION CARROLLTON, GEORGIA, the following described property, situated in SHELBY County, Alabama, to-wit:

Lot 7 Block 10, according to Thomas Addition to the Town of Aldrich, Map of which was recorded in the Office of the Probate Judge of Shelby County, Alabama, on Feb. 23, 1944, in Map Book No. 3, and containing 0.23 acres, more or less, and being also known as dwelling house No. 239 of the former Montevallo Coal Mining Co. of Aldrich, Alabama, subject to easement for light, power and telephone lines and poles as shown on said Map and also for water pipes as now situated. Outside electric wiring and underground pipes are not included.

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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

President

Vice President

(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 4th day of April  
1962.

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.

NOTARY PUBLIC

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8 APR 11  
1962  
RECORDED & \$ 1.00 REG. TAX  
& \$ 1.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

George M. Dwyer  
JUDGE OF PROBATE

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