

#8147 1320-188

4/18/63

STATE OF ALABAMA)
JEFFERSON COUNTY)

FORECLOSURE DEED

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This indenture made and entered into by and between
HENRY C. JAMES AND WIFE, BUELAH MAE JAMES
Parties of the First Part, and CITY FEDERAL SAVINGS & LOAN
ASSOCIATION, a corporation, Party of the Second Part,

WITNESSETH:

That, WHEREAS, said Parties of the First Part did
under date of April 9 , 1962 , execute a mortgage to
CITY FEDERAL SAVINGS & LOAN ASSOCIATION, on the hereinafter
described property which mortgage is duly recorded in the Office
of the Judge of Probate of Shelby County, Alabama in
Volume 276 , Page 775 Record of Mortgages, and;

WHEREAS, by the terms of said mortgage, default in
the monthly payments due thereunder matured the entire indebted-
ness secured thereby, and thereupon the said Party of the Second
Part was authorized and empowered after giving notice of
the time, place and terms of sale once a week for three
consecutive weeks in some newspaper published in Columbiana
Shelby County, Alabama to sell said property at public out-
cry to the highest bidder for cash and from the Courthouse door
in Columbiana , Shelby County, Alabama, at which sale the
said Party of the Second Part was authorized to bid and if the
highest bidder therefor to become the purchaser of said property,
and;

WHEREAS, such default was made in the payment of the
indebtedness secured by said mortgage which default has con-
tinued to this day, and;

WHEREAS, said property was advertised and sold in all
respects as provided by the terms of said mortgage on the
13th day of May , 1963 , in front of the main

entrance of the Courthouse in Columbiana, Shelby County, Alabama, after giving due notice of the time, place and terms of said sale by publication once a week for three consecutive weeks in the Shelby County Reporter a newspaper published in the City of Columbiana, Shelby County, Alabama, at which sale CITY FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation, did become the purchaser of said property at and for the sum of SEVEN THOUSAND FIFTY-NINE & 69/100

(\$7,059.69) DOLLARS this being the highest and best bid.

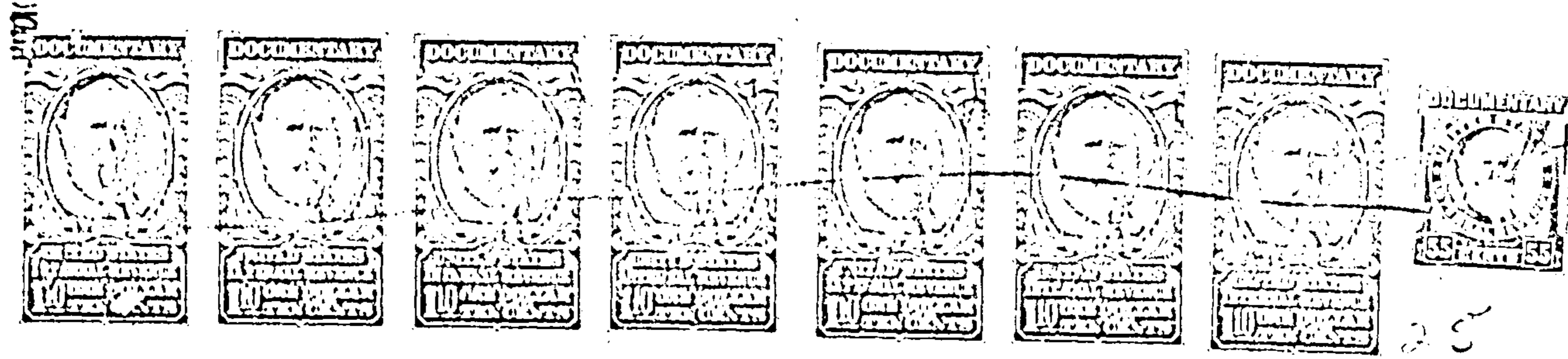
NOW, THEREFORE, in consideration of the premises and the sum of SEVEN THOUSAND FIFTY-NINE & 69/100

(\$7,059.69) DOLLARS paid to the Parties of the First Part by CITY FEDERAL SAVINGS & LOAN ASSOCIATION, the said Parties of the First Part, Henry C. James and wife, Buelah Mae James

have granted, bargained and sold and do by these presents grant, bargain, sell and convey unto CITY FEDERAL SAVINGS & LOAN ASSOCIATION, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, more particularly described as follows: Commencing at the Northwest corner of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36 and run in an Easterly direction along the north line of said 20 acres a distance of 255.0 feet, thence turn an angle of 88° 35' to right and run a distance of 164.88 feet to point of beginning, thence continue along the same said course for a distance of 210.0 feet, thence turn an angle of 126° 55' to right and run a distance of 131.29 feet, thence turn an angle of 53° 05' to right and run a distance of 210.0 feet, thence turn an angle of 126° 55' to right and run a distance of 131.29 feet to point of beginning. Situated in Shelby County, Alabama.

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TO HAVE AND TO HOLD the above described property unto the said CITY FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns forever, as fully and completely in all respects as the said Parties of the First Part could convey the same.

IN WITNESS WHEREOF, the said Parties of the First Part have caused these presents to be executed by and through CITY FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation, duly authorized thereto on this the 21st day of May, 1963.

By: CITY FEDERAL SAVINGS & LOAN ASSOCIATION,
a corporation,

Mortgagee

By:

Jesse E. Miller

Its

Vice-President

STATE OF ALABAMA }

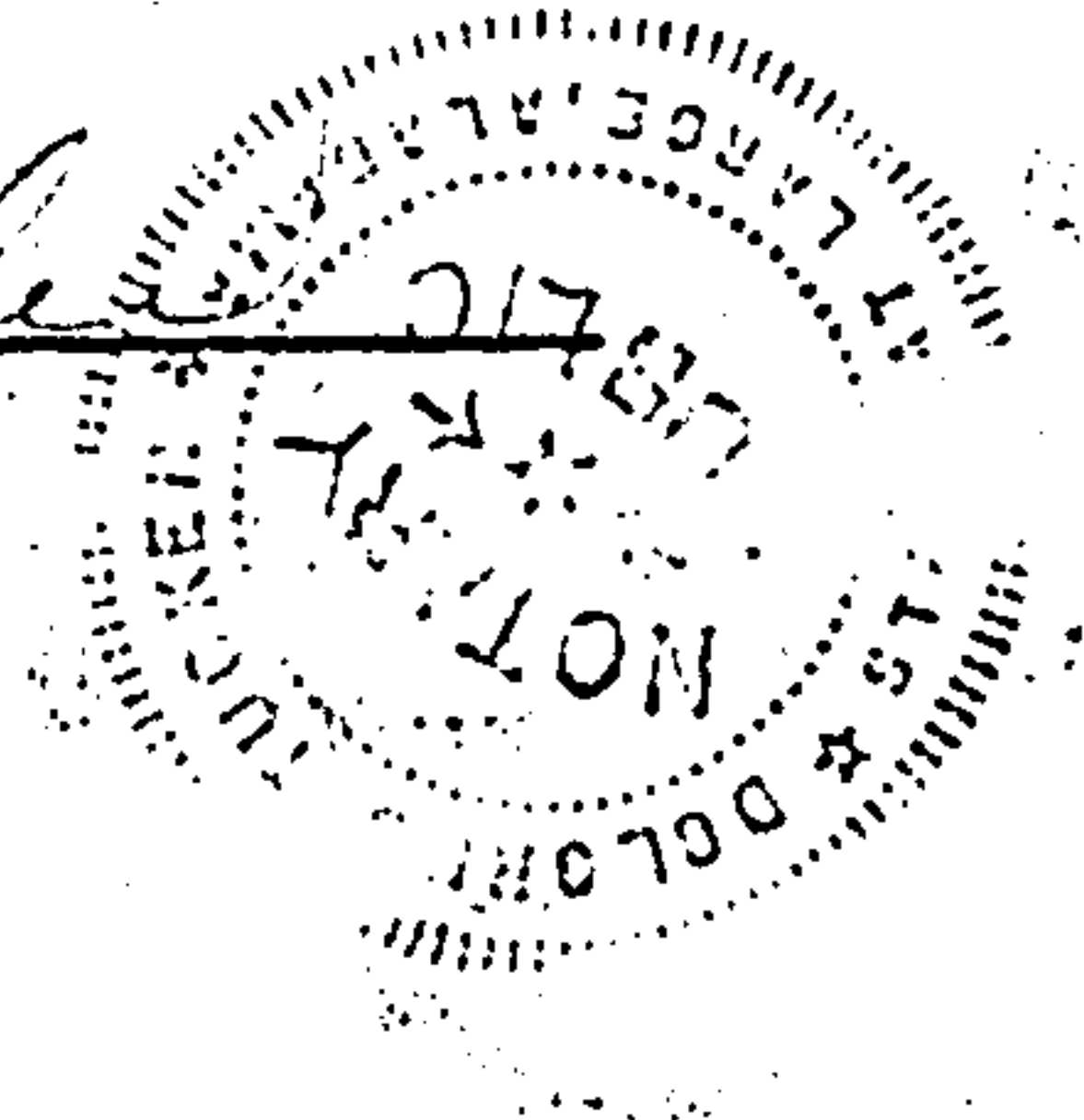
JEFFERSON COUNTY }

I, Dolores Tucker, a
Notary Public in and for the State of Alabama, do hereby
certify that Jesse E. Miller whose
name as Vice-President of CITY FEDERAL
SAVINGS & LOAN ASSOCIATION, a corporation, is signed to the
foregoing conveyance, and who is known to me, acknowledged be-
fore me on this date, that being informed of the contents of
said conveyance, he as such officer and with full authority,
executed the same voluntarily on the day and date the same bears
date for and as the act of said corporation.

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

Dolores Tucker

Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5/23/63
RECORDED & \$ 1.00 MTG. TAX
& \$ 1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Sealer
JUDGE OF PROBATE