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STATE OF ALABAMA :

SHELBY COUNTY :

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas heretofore on to-wit, November 22, 1961, Carlos C. Warren and wife, Mary Kathryn Warren, executed a certain mortgage on the property hereinafter described to Roy M. Loftin or Ina Mae Loftin, which said mortgage is recorded in Mortgage Book 274 at Page 888 in the Office of the Probate Judge of Shelby County, Alabama; and

Whereas, in and by said mortgage the mortgagees were 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 Court House door in the City of Columbiana, Shelby County, 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 (3) consecutive 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 mortgagees or any person conducting said sale for the mortgagees were authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagees 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, and the said Roy M. Loftin, 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 the 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 January 23, January 30, February 6, 1964; and

Whereas, on February 14, 1964, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, and foreclosure was duly and properly conducted, and Roy M. Loftin, as mortgagee, did offer for sale and sell at public outcry in front of the Court House in Shelby County, Alabama, the property hereinafter described; and

Whereas, Ralph E. Coleman was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for Roy M. Loftin; and

Whereas, the highest and best bid for the property described in the aforementioned mortgage was the bid of Roy M. Loftin in the amount of Three Hundred Ninety and No/100 (\$390.00) Dollars, which sum of money Roy M. Loftin offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Roy M. Loftin.

NOW THEREFORE, in consideration of the premises and of a credit in the amount of Three Hundred Ninety and No/100 (\$390.00) Dollars on the indebtedness secured by said mortgage, the said Roy M. Loftin by and through Ralph E. Coleman, as Auctioneer conducting said sale and as attorney in fact for the said Roy M. Loftin, and the said Ralph E. Coleman, as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Roy M. Loftin the following described property situated in Shelby County, Alabama, to-wit:

Lots 8 and 9, in Block "D", Farris Subdivision, First Addition, according to map as recorded in Map Book 4, on page 20, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD The above described property unto Roy M. Loftin, his heirs and assigns forever; subject however, to the statutory right of

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redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF Roy M. Loftin has caused this instrument to be executed by and through Ralph E. Coleman as Auctioneer conducting said sale, and as attorney in fact, and Ralph E. Coleman as Auctioneer conducting said sale has hereto set his hand and seal this the 21st day of February, 1964.

ROY M. LOFTIN

By

Ralph E. Coleman
Ralph E. Coleman, as Auctioneer and Attorney in fact.

Ralph E. Coleman
Ralph E. Coleman, as Auctioneer conducting said sale.

STATE OF ALABAMA :

SHELBY COUNTY :

I, J. Sherrill Hancock, Notary Public for the State of Alabama at Large hereby certify that Ralph E. Coleman, whose name as Auctioneer and Attorney in Fact for Roy M. Loftin 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 said Auctioneer and Attorney in Fact, with full Authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of February, 1964.

J. Sherrill Hancock
J. Sherrill Hancock, Notary Public

STATE OF ALABAMA :

SHELBY COUNTY :

I, J. Sherrill Hancock, Notary Public for the State of Alabama at Large do hereby certify that Ralph E. Coleman, whose name as Auctioneer is signed to the foregoing conveyance, and who is know to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 21st day of February, 1964.

J. Sherrill Hancock
J. Sherrill Hancock, Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2/21/64
RECORDED & S. MTC. TAX
& S. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Joubert
JUDGE OF PROBATE