

2940

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, heretofore, on, to-wit: November 27, 1959, Jimmie Levi Lawrence and wife, Nancy Lee Lawrence, mortgagors, executed a certain mortgage to Jefferson Federal Savings & Loan Association of Birmingham, which said mortgage is recorded in Volume 263, Record of Mortgages, at Page 641, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Jefferson Federal Savings & Loan Association of Birmingham did declare all of the indebtedness secured by the said mortgage due and payable, and the said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Columbiana, Alabama, in its issues of January 23, 30 and February 6, 1964; and,

WHEREAS, on February 27, 1964, the day on which the foreclosure sale was due to be held under the terms of said notice during the legal hours of sale, said foreclosure sale was duly and properly conducted and the said Jefferson Federal Savings & Loan Association of Birmingham did offer for sale and sell at public outcry, in front of the main entrance of the Shelby County Court House at Columbiana, Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Charles L. Denaburg and Stanley Rubenstein, as Trustees under that certain instrument of trust dated December 30, 1963, which said instrument is recorded in Volume 6943, page 289, in the Office of the Judge of Probate of Jefferson County, Alabama, in the amount of Ten Thousand and no/100 Dollars (\$10,000.00), which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Charles L. Denaburg and Stanley Rubenstein, as Trustees under that certain instrument of trust dated December 30, 1963, which said instrument is recorded

in Volume 6943, page 289, in the Office of the Judge of Probate of Jefferson County, Alabama; and,

WHEREAS, Douglas Corretti, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of Ten Thousand and no/100 Dollars (\$10,000.00) in cash, Jimmie Levi Lawrence and wife, Nancy Lee Lawrence, mortgagors, by and through the said Jefferson Federal Savings & Loan Association of Birmingham, do grant, bargain, sell and convey unto Charles L. Denaburg and Stanley Rubenstein, as Trustees under that certain instrument of trust dated December 30, 1963, which said instrument is recorded in Volume 6943, page 289, in the Office of the Judge of Probate of Jefferson County, Alabama, the following described real property, situated in Shelby County, Alabama, to-wit:

A part of the S $\frac{1}{2}$ of Fraction B. of Fractional Section 1, Township 24 North, Range 12 East, described as follows: Commence at the NE corner of Section 6, Township 24 North, Range 13 East; thence South 86 deg. 52 min. 30 seconds West along Freeman's Base line a distance of 2332.68 feet to a point; thence South 6 deg. 00' East a distance of 429.82 feet to the NE corner of the Westinghouse Corporation property; thence South 84 deg. 00' West along the North boundary of the Westinghouse property 1500.0 feet to the NW corner of said property; thence South 6 deg. 00' East along the West boundary of said property a distance of 1500.0 feet to the point of intersection with the North right of way line of State Highway 25, thence south 84 deg. 00' West along said right of way line a distance of 1431.02 feet to a point; thence South 22 deg. 48 min. West a distance of 57.06 feet to the point of intersection with the south right of way line of State Highway 25; thence South 34 deg. 00' West along said right of way line a distance of 815.39 feet to the point of beginning of the parcel of land herein conveyed; thence continue South 84 deg. 00 min. West along said right of way line a distance of 481.03 feet to a point; thence South 72 deg. 10 min. East along old Highway a distance of 413.50 feet to a point; thence North 25 deg. 36 min. East a distance of 196.17 feet to the point of beginning (being the intersection of the said South right of way line of State Highway 25).

Subject to all encumbrances of record.

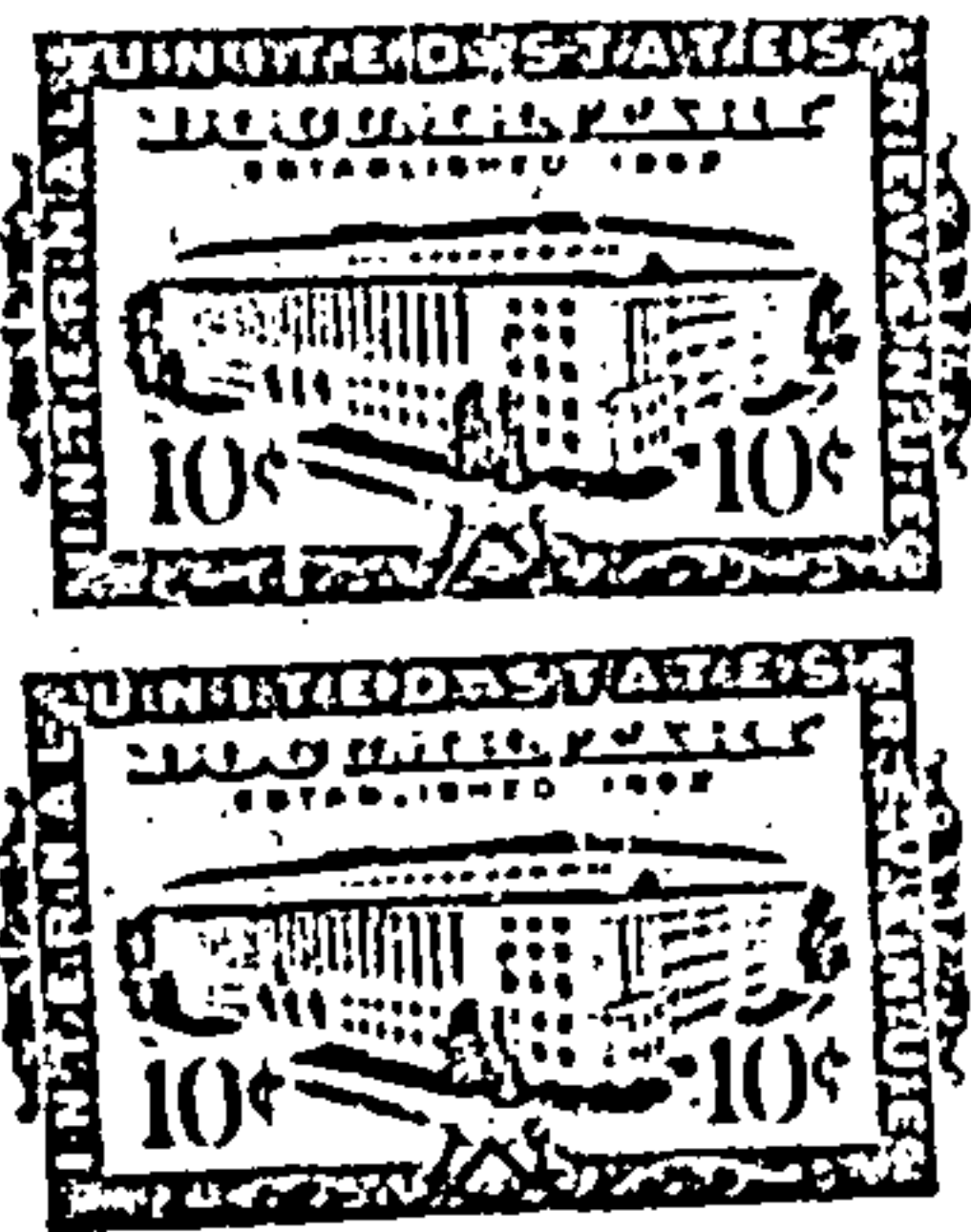
Subject to the outstanding statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

Subject to any delinquent ad valorem taxes.

Subject to any delinquent municipal improvement assessments.

TO HAVE AND TO HOLD, the above described property unto the said Charles L. Denaburg and Stanley Rubenstein, as Trustees under that certain instrument of trust dated December 30, 1963, which said instrument is recorded in Volume 6943, page 289, in the Office of the Judge of Probate of Jefferson County, Alabama, their 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 said Jimmie Levi Lawrence and wife, Nancy Lee Lawrence, by and through the said Jefferson Federal Savings & Loan Association of Birmingham, by Douglas Corretti, as auctioneer conducting said sale, has caused these presents to be executed on this, the 27th day of February, 1964.



Jimmie Levi Lawrence and wife, Nancy Lee Lawrence

By: JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION OF BIRMINGHAM

By:

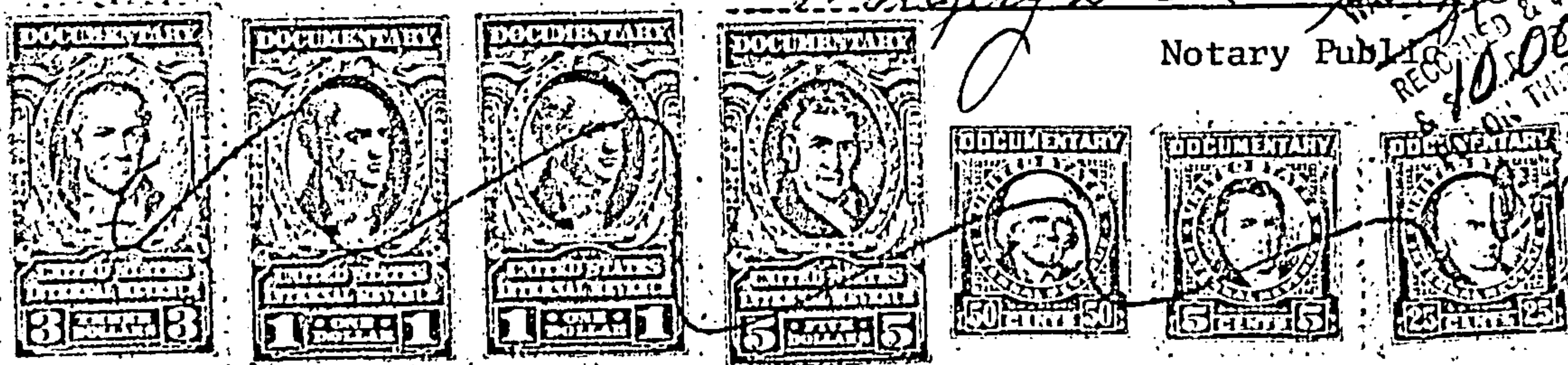
Douglas Corretti

Douglas Corretti, As Auctioneer

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas Corretti, whose name as auctioneer for Jefferson Federal Savings & Loan Association of Birmingham, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of February, 1964.



Notary Public

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2/27/64
RECORDED & INDEXED
\$10.00
THIS INSTRUMENT
M. J. Danner
JUDGE OF PROBATE