

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by Otis Mathis and wife, Ruby Lee Mathis, to Nationwide Homes Corp., a Georgia Corporation, on the 11th day of December, 1961, said mortgage being recorded in the Office of Judge of Probate of Shelby County, Alabama, in Mortgage Book 275 at page 149, and said mortgage having been assigned and transferred on the 28th day of December, 1961, to Commercial Bankers Discount Corporation, and said assignment having been recorded in Deed Book 218 at page 906, which mortgage describes the real estate herein after set out;

AND WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public auction to the highest bidder for cash, at the Courthouse door of said Shelby County, Alabama, after advertisements of such sale in some newspaper published in Shelby County, Alabama, such advertisements giving twenty-one days notice of the time and place of such sale, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity, or default of the same, and

WHEREAS, said Commercial Bankers Discount Corporation did cause notice of the time, place, purpose and terms of sale of said real estate to be given in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in the issues of said paper published on February 27, March 5, and March 12, 1964, and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the Courthouse door of the County Courthouse of Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 17th day of March, 1964, and at said sale said real estate was purchased by Commercial Bankers Discount Corporation for the sum of \$6,135.20, which sum of money was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in Consideration of the Premises, and of the payment of the sum of \$6,135.20, by crediting the same upon the mortgage indebtedness secured by said mortgage, said Otis Mathis and wife, Ruby Lee Mathis, and said Commercial Bankers Discount Corporation, do each hereby grant, bargain, sell and convey unto said Commercial Bankers Discount Corporation the following described real estate lying and situated in Shelby County, Alabama, to-wit:

All that tract or parcel of land lying and being in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 31, Township 20, Range 2 East, of Shelby County, Alabama, and being more particularly described as follows:

BEGINNING at a point on the East line of the above described Forty, One Hundred Five Feet (105') North from the Southeast corner of said described Forty; running thence West along a line parallel to the South line of said described Forty, Two Hundred Ten Feet (210'); thence North along a line parallel to the East line of said described Forty, One Hundred Five Feet (105'); thence East Two Hundred Ten Feet (210') to the East line of said described Forty; thence South along said East line One Hundred Five Feet (105') to the point of beginning. Said tract encompassing one-half (1/2) acres, and fronting on the West side of Alabama State Highway 25.

The above described tract being the same property described in and conveyed under Warranty Deed from Rosa May Mathis and husband, Charlie Mathis, to Otis Mathis, dated November 17, 1961, recorded in Deed Book 218, page 294, records of the Probate Judge, Shelby County, Alabama.

TO HAVE AND TO HOLD above described premises unto said Commercial Bankers Discount Corporation and its successors and assigns forever.

IN WITNESS WHEREOF, said Otis Mathis and wife, Ruby Lee Mathis, acting by and through Oliver P. Head, the Auctioneer making the said sale, and said Commercial Bankers Discount Corporation, acting by and through Oliver P. Head, Attorney-in-fact and Auctioneer making the said sale, have hereunto set their hands and seals on this 17th day of



March, 1964.

Otis Mathis and wife, Ruby Lee Mathis,  
Mortgagors

By  (seal)  
Auctioneer

Commercial Bankers Discount Corporation,  
Assignee

By  (Seal)  
Attorney-in-fact and Auctioneer

STATE OF ALABAMA


SHELBY COUNTY

I, Jack T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Oliver F. Head, who is known to me, and whose name as Auctioneer for Otis Mathis and wife, Ruby Lee Mathis, Mortgagors, and as Attorney-in-fact and Auctioneer for Commercial Bankers Discount Corporation, Assignee, is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Auctioneer for Otis Mathis and wife, Ruby Lee Mathis, Mortgagors, and as Attorney-in-fact and Auctioneer for Commercial Bankers Discount Corporation, Assignee, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of March, 1964.

  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 10/17/64  
3/18/64  
RECORDED & \$ 1.00 MTG. TAX  
& \$ 1.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

  
JUDGE OF PROBATE

BOOK 228 PAGE 757