

3326
STATE OF ALABAMA)
SHELBY COUNTY)

WHEREAS, Kelly Rice and wife, Callie Mae Rice were justly indebted to Mazer Lumber and Supply Company in the sum of \$3217.20, and to secure said indebtedness did execute and deliver to Mazer Lumber and Supply Company a certain mortgage on the hereinafter described real estate, said mortgage being of record in Volume 276 of mortgages, at page 71, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, Mazer Lumber and Supply Company did thereafter transfer and assign said mortgage and the indebtedness thereby secured to Atlas Credit Corporation of Philadelphia, Pennsylvania, by transfer of record in said Probate Office in Volume 276, at page 72, and said Atlas Credit Corporation of Philadelphia, Pennsylvania did thereafter transfer and assign said mortgage and said indebtedness to Cleo E. Springer by instrument of record in said Probate Office in Volume 231, page 408; and

WHEREAS, under the terms and provisions of said mortgage the said Cleo E. Springer (hereinafter called Transferee) was authorized and empowered, upon default in the payment of said indebtedness, to sell said real estate at public sale in front of the Courthouse door of Shelby County, Alabama, at public outcry to the highest bidder, for cash, after giving twenty-one days notice by publication once a week for three consecutive weeks of the time, place and terms of sale in some newspaper published in Shelby County, Alabama; and

WHEREAS, the said Kelly Rice and Callie Mae Rice did fail and default in the payment of the indebtedness secured by said mortgage and said indebtedness did thereby become in default and said mortgage was thereby subject to foreclosure; and

WHEREAS, the said Transferee, upon default in the payment of

said indebtedness, did elect to declare the entire indebtedness due and payable and elected to foreclose said mortgage; and

WHEREAS, Transferee did thereafter advertise and give notice of the sale of said real estate under the terms and conditions of said mortgage by advertising notice of the time, place and terms of sale in the Shelby County Reporter, a newspaper of general circulation, published in Shelby County, Alabama, said notices appearing in said newspaper once a week for three consecutive weeks on November 5, 1964, November 12, 1964 and November 19, 1964, and which said notices, among other things, stated that said real estate, describing it, would be sold at public outcry to the highest bidder for cash, within the legal hours of sale on November 30, 1964, at the entrance of the County Courthouse of Shelby County, Alabama, at Columbiana, Alabama; and

WHEREAS, on November 30, 1964, within the legal hours of sale, at the entrance of the County Courthouse of Shelby County, Alabama, at Columbiana, Transferee did announce that said sale had been continued and would be held within the legal hours of sale on January 20, 1965, at the place set for the original sale, and thereafter, on December 10, 1964, a notice was published in the Shelby County Reporter stating that said sale of said real estate, under the terms of said mortgage, would be held on January 20, 1965, within the legal hours of sale, at the entrance of the County Courthouse of Shelby County, Alabama, at Columbiana; and

WHEREAS, on January 20, 1965, within the legal hours of sale, at the entrance of the County Courthouse of Shelby County, Alabama, at Columbiana, said real estate was offered for sale at public outcry by Transferee and at said sale was sold to Cleo E. Springer, at and for the sum of \$2773.04, said amount being the highest, best and last bid offered for said real estate.

Now, Therefore, KNOW ALL MEN BY THESE PRESENTS, that for and in Consideration of the sum of Twenty Seven Hundred Seventy Three and 04/100 (\$2773.04) Dollars to the undersigned Cleo E. Springer, as Transferee aforesaid, the said Cleo E. Springer, as Transferee aforesaid, and Kelly Rice and wife, Callie Mae Rice, by and through Cleo E. Springer, as Transferee aforesaid, do hereby grant, bargain, sell and convey unto Cleo E. Springer, all of the right, title and interest of Kelly Rice and wife, Callie Mae Rice, and of said Transferee in and to the following described real estate, situated in Shelby County, Alabama:

The SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21, Township 20 South, Range 3 West of the Huntsville Principal Meridian, except the following described tract: Begin at the Northeast corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21, thence in a Westerly direction along the North boundary of said quarter-quarter section 277.3 feet to the intersection with the center line of a road, thence turning an angle of 116 degrees 00 minutes to the left in a Southeasterly direction along the center line of said road 271.0 feet, thence turning an angle of 00 degrees 42 minutes to the right in a Southeasterly direction along the center line of said road 395.0 feet to intersection with the East boundary of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21, thence turning an angle of 155 degrees 42 minutes to the left in a Northerly direction along said East boundary 600.5 feet to point of beginning; said tract of land herein described, exclusive of said expected tract, having an area of 37.5 acres, more or less.

TO HAVE AND TO HOLD unto the said Cleo E. Springer, her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Kelly Rice and wife, Callie Mae Rice, by and through Cleo E. Springer, as Transferee aforesaid, and Cleo E. Springer, as Transferee aforesaid, have set their hands and seals hereto on this 20th day of January, 1965.

KELLY RICE AND WIFE, CALLIE MAE RICE

By Cleo E. Springer
As Transferee aforesaid

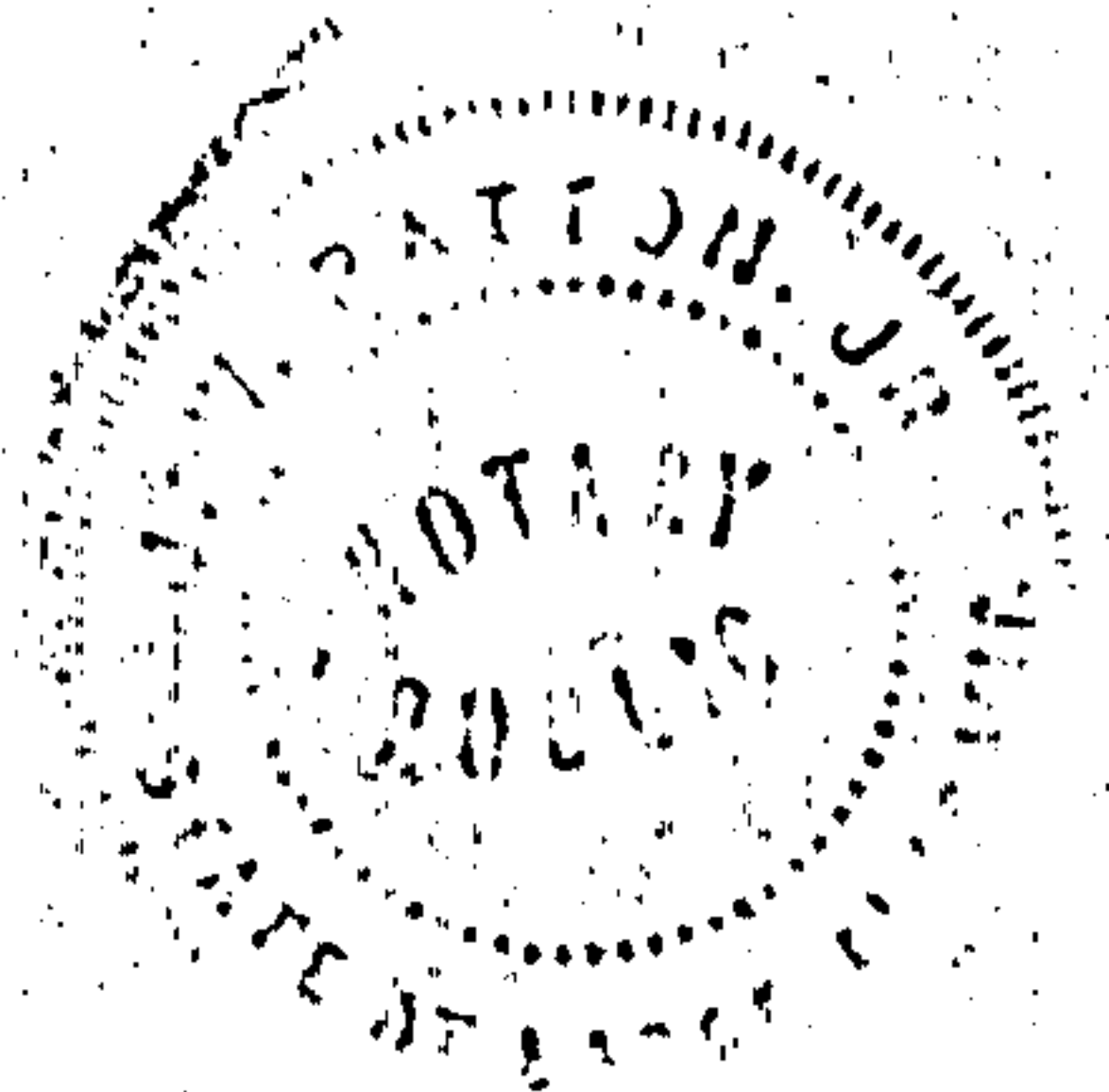
Cleo E. Springer
As Transferee aforesaid

STATE OF ALABAMA)

JEFFERSON COUNTY)

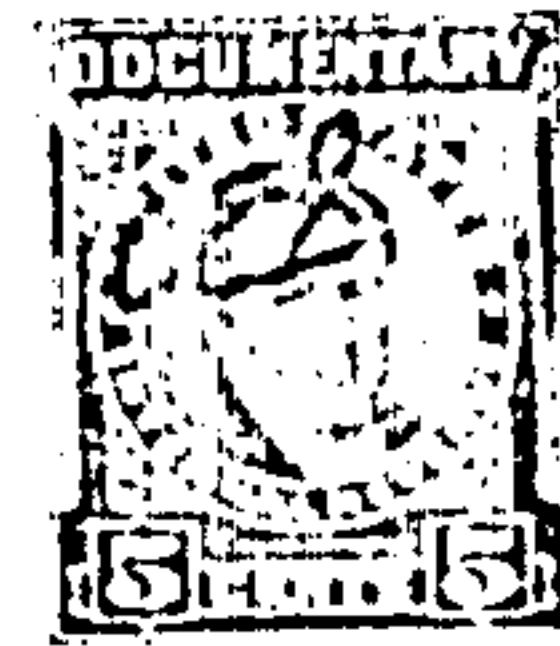
I, J. W. Patton, Jr., a Notary Public in and for said County, in said State, hereby certify that Cleo E. Springer, whose name as Transferee is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Transferee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of January, 1965.



J. W. Patton, Jr.

Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/21 1965
RECORDED & \$ MTG. TAX
& \$ OTHER TAXES BEEN
PD. CH INSTRUMENT.
C. M. Fowler
JUDGE OF PROBATE