

2389

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, heretofore on, to-wit, the 6th day of August, 1963, McCullough Industries, Inc., a corporation, G. C. McCullough and wife, Josephine K. McCullough, Robert F. McCullough and wife, Mary K. McCullough, and Alabama Gravel Company, Inc., executed and delivered a certain mortgage to James Talcott, Inc., a New York corporation, which said mortgage is recorded in Mortgage Book 6946, Record of Mortgages, at page 726, et seq., in the Office of the Probate Judge of Jefferson County, Alabama, and also in Book 284, Record of Mortgages, at page 22, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, which said mortgage conveyed, among other property, the real property hereinafter described; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said James Talcott, Inc., as mortgagee, did declare all of the indebtedness secured by said mortgage due and payable and elected to foreclose said mortgage in part with respect to the real property hereinafter described, under the power of sale contained therein, all as provided by said mortgage, and did give due and proper notice of said sale, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of April 1, April 8, and April 15, 1965; and

WHEREAS, said sale was held on Thursday, April 22, 1965, between the legal hours of sale, in front of the County Courthouse Door, at Columbiana, Shelby County, Alabama, as provided in said mortgage, and at said sale the said James Talcott, Inc., as mortgagee, first offered for sale the real estate in separate parcels, and secondly, offered for sale the real estate enmasse; and

WHEREAS, the highest and best bid obtained for the property hereinafter described was the bid of James Talcott, Inc., in the amount of Twenty-five Thousand Dollars (\$25,000.00), for the whole of said property, which sum the said James Talcott, Inc., offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to James Talcott, Inc.;

NOW, THEREFORE, in consideration of the premises and of the credit in the amount of Twenty-five Thousand Dollars (\$25,000.00) on the indebtedness secured by said mortgage, the said McCullough Industries, Inc., a corporation, G. C. McCullough and wife, Josephine K. McCullough, Robert F. McCullough and wife, Mary K. McCullough, and Alabama Gravel Company, Inc., by and through the said James Talcott, Inc., as mortgagee, do hereby grant, bargain, sell and convey unto the said James Talcott, Inc., the following described real property, situated in Shelby County, Alabama, to-wit:

Real estate described as Parcels IV and V on Exhibit "A" attached.

TO HAVE AND TO HOLD the above described real property unto the said James Talcott, Inc., its 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.

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IN WITNESS WHEREOF, the said McCullough Industries, Inc., a corporation, G. C. McCullough and wife, Josephine K. McCullough, Robert F. McCullough and wife, Mary K. McCullough, and Alabama Gravel Company, Inc., by and through the said James Talcott, Inc., as mortgagee, conducting said sale, have caused these presents to be executed on this the 22nd day of April, 1965.

McCULLOUGH INDUSTRIES, INC., a corporation,
G. C. McCULLOUGH and wife, JOSEPHINE K.
McCULLOUGH, ROBERT F. McCULLOUGH and wife,
MARY K. McCULLOUGH, and ALABAMA GRAVEL
COMPANY, INC.,

Mortgagors

By: JAMES TALCOTT, INC., a corporation

By: R. V. Keller
R. V. Keller, its Vice-President

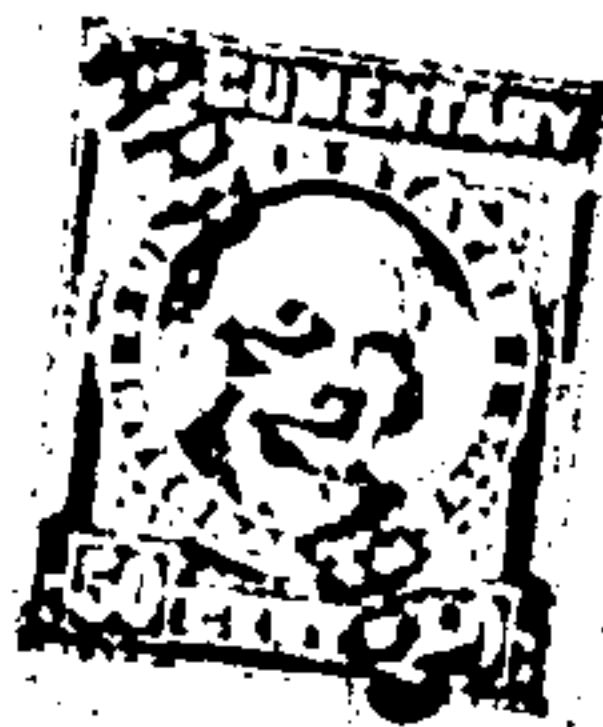
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. V. Keller, whose name as Vice-President of James Talcott, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22nd day of April, 1965.

Louise Rayfield
Notary Public



PARCEL IV

The NE quarter of SW quarter; the NW quarter of SE quarter and the SE quarter of NW quarter; also one and one-half acres in NE corner of SW quarter of SE quarter bounded as follows: on the north by the NW quarter of SE quarter, on the east by the SE quarter of SE quarter, on the south and west by the Tuscaloosa Road; all in Section 14, Township 20, Range 3 West. Excepting therefrom all railroad rights of way in favor of AB & C Railroad Company (now Atlantic Coast Line) and L & N Railroad Company; except a certain mill site on Buck Creek known as the Needham Lee Mill site sufficient for abutments on both sides of said creek and containing in all about one acre; except five acres lying between the west boundary line of the NE quarter of the SW quarter and the L & N Railroad Company right of way beginning where said west boundary crosses said right of way and running south so as to form a triangle, known as the Needham Lee Miller's house place; and except a strip of land of uniform width of fifty-six feet lying along and west of the north and south center line of the SE quarter of said Section 14 and south of the AB & C Railroad Company right of way and north of the old Tuscaloosa Road as said strip is described in deed recorded in Deed Book 121, Page 85.

PARCEL V

The SW quarter of the NE quarter; that part of the SE quarter of the NE quarter which lies west of the old Birmingham Highway, except for a strip of eight acres off the north side thereof and approximately two acres constituting a cemetery in the NE portion; that part of the E half of the SE quarter lying west of the old Birmingham Highway and northeast of the right of way of the AB & C Railroad Company (now Atlantic Coast Line Railroad Company); all in Section 14, Township 20, Range 3 West.

