

4695

FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: that

WHEREAS, on the 1st day of August, 1959, G. C. McCullough and wife, Josephine K. McCullough executed and delivered to Tom Lee, a mortgage upon the real estate hereinafter described to secure the sum of \$54,000.00, which mortgage is recorded in Mortgage Book 261, page 420, in the Probate Office of Shelby County, Alabama, which said Tom Lee is the present holder and owner of said mortgage and the debt which said mortgage was given to secure; and

WHEREAS, it was provided in said mortgage that, in the event the said G. C. McCullough and wife, Josephine K. McCullough should fail to pay any installment of the note described in said mortgage at its maturity date, the entire debt secured by said mortgage should fall due at once and the said Tom Lee was authorized and empowered to sell the property conveyed by said mortgage at auction, for cash, at the Courthouse door of Shelby County, Alabama by first giving thirty days notice thereof by publication once a week for three consecutive weeks in any newspaper published in Columbiana, in Shelby County, Alabama, and by law was authorized to execute and deliver proper conveyance of said property to the purchaser; and,

WHEREAS, default has been made in the payment of the indebtedness thereby secured, and the entire debt secured by said mortgage has become due and payable; and

WHEREAS, the said Tom Lee did give thirty days notice, by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper of general circulation, published in Columbiana, Shelby County, Alabama that he would on the 1st day of May, 1965, during the legal hours of sale, sell the property conveyed by said mortgage at auction, for cash, at the Shelby County Courthouse door in Columbiana, Alabama; and

WHEREAS, it was provided in said mortgage that the said Tom Lee might bid at such foreclosure sale and purchase said property, if the highest bidder therefor; and

WHEREAS, the said Tom Lee did on the 1st day of May, 1965 between the hours of eleven o'clock A.M. and four o'clock P.M. sell the said property at auction, for cash, at the Courthouse door in Columbiana, Alabama, and at said sale Tom Lee became the purchaser of said property at and for the sum of \$37,750.00, he being the highest bidder therefor.

NOW, THEREFORE, In consideration of the premises and of the payment of said purchase money by the said Tom Lee above referred to, the receipt of which is hereby acknowledged, we, the undersigned G. C. McCullough and wife, Josephine K. McCullough, and Tom Lee, acting by and through Wales W. Wallace, Jr. as the auctioneer and agent making said sale, as authorized by law, do hereby grant, bargain, sell and convey unto the said Tom Lee, his heirs and assigns, the real estate described in and conveyed by said mortgage, which is situated in the County of Shelby, State of Alabama, and is more particularly described as follows, to-wit:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, EXCEPT a small parcel of land situated in the SE corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ East of the Old Highway, and said Exception being more accurately described as follows, to-wit: Beginning at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, marked by an iron pin, and run thence South 89° 05' West for a distance of 322.17 feet to an iron pin on the South line of said Section 12; run thence North 30° and 20' East for a distance of 610.76 feet to an iron pin on the East line of the said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 12; run thence South 1° 30' East for a distance of 522.32 feet to the point of beginning, said EXCEPTION containing 1.903 acres, all situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Tom Lee, his heirs and assigns forever.

IN WITNESS WHEREOF, we, the said G. C. McCullough and wife, JOSEPHINE K. McCullough, and Tom Lee, acting by and through said Auctioneer and our said Agent making said sale, and the undersigned Wales W. Wallace, Jr., as Auctioneer, have hereunto set our hands and seals all on this the 1st day of May, 1965.

TOM LEE,
G. C. McCULLOUGH and JOSEPHINE K. McCULLOUGH

By

Wales W. Wallace, Jr.
as their Agent and the Auctioneer making
said sale

Wales W. Wallace, Jr. L.S.
AUCTIONEER

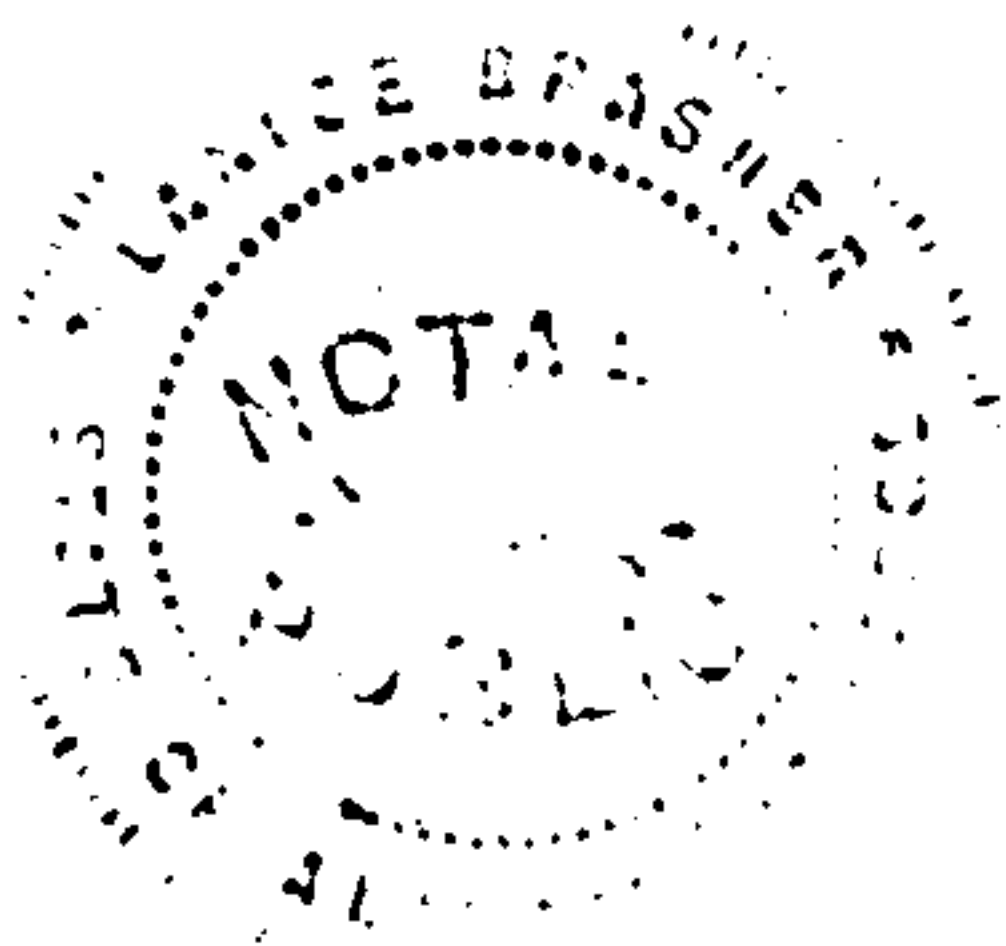
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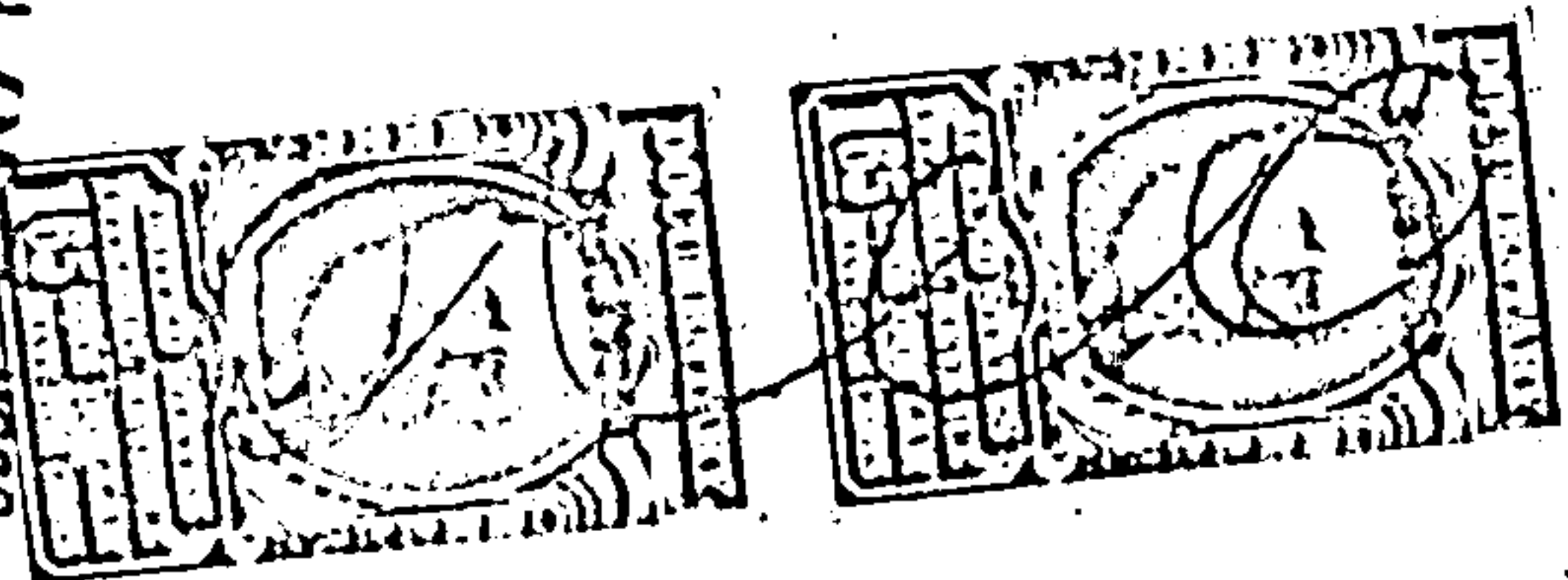
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Wales W. Wallace, Jr., whose name as agent of G. C. McCullough and Josephine K. McCullough, and Tom Lee, and as Auctioneer, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such agent and as auctioneer, aforesaid, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 1965.

Lanice Brasher
Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

RECORDED
& \$
PD.

Lanice Brasher
CLERK OF PROBATE

