

5785

FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: October 16, 1964, Sarah Conwell, mortgagor, executed a certain mortgage to Dixie Fence and Construction Company, Inc., a corporation, which said mortgage is recorded in Volume 290, Record of Mortgages, at Page 915, in the Office of the Judge of Probate of Shelby County, Alabama; and

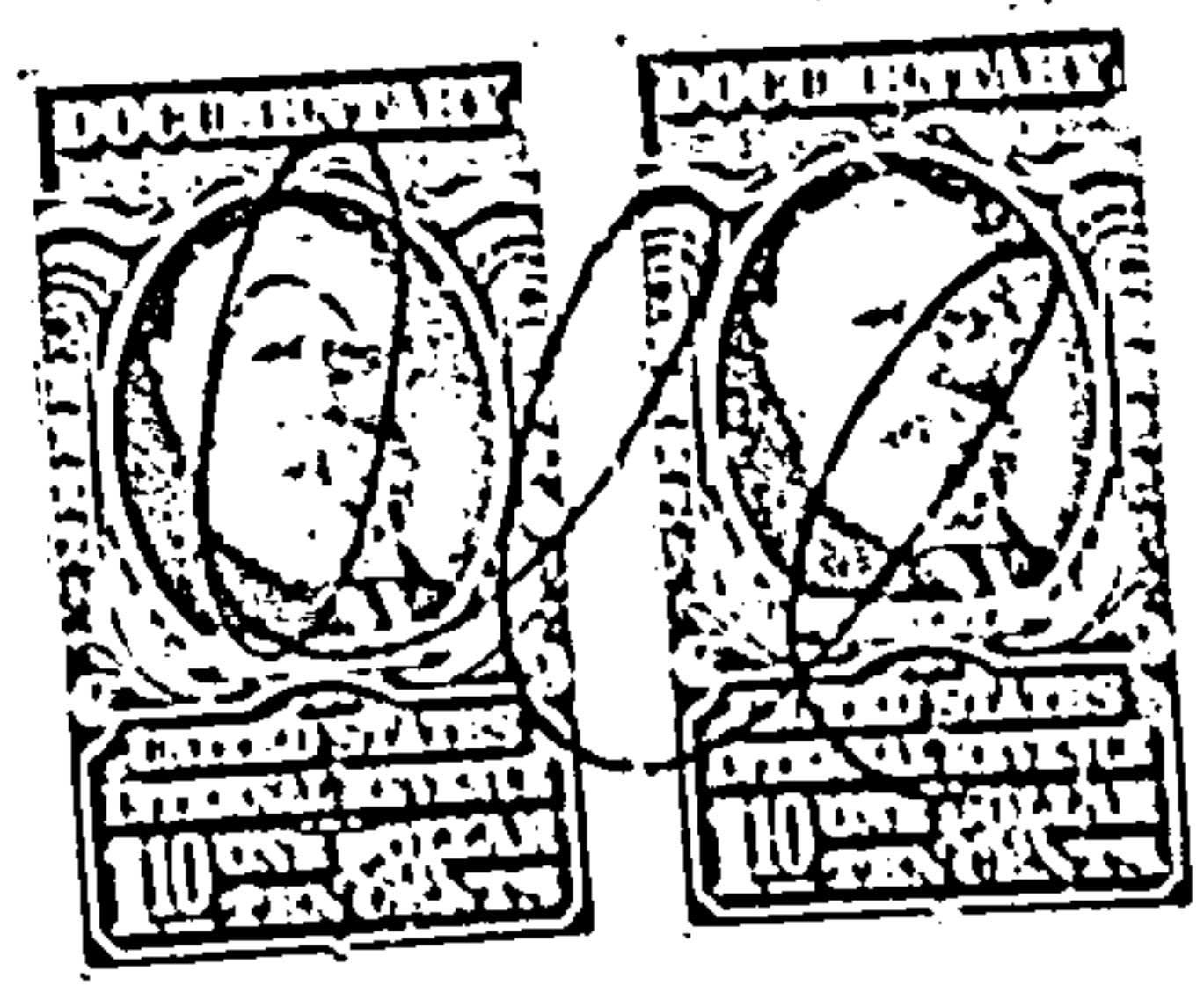
WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Dixie Fence and Construction Company, Inc. did declare all of the indebtedness secured by the said mortgage due and payable, and said mortgage subject to foreclosure as therein provided and did give due 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 June 3, 10, and 17; and

WHEREAS, on June 18, 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 was duly and properly conducted and the said Dixie Fence and Construction Company, Inc. did offer for sale and sell at public outcry, in front of the main entrance of the 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 Dixie Fence and Construction Company, Inc. in the amount of \$1,536.13, which sum was offered, credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Dixie Fence and Construction Company, Inc.; and

WHEREAS, [redacted] Hancock acted as auctioneer as provided in said mortgage and [redacted] acted the said sale; and,

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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 One Thousand Five Hundred Thirty Six and 13/100 Dollars (\$1,536.13), Sarah Conwell, mortgagor, by and through the said Sherrill Hancock, does grant, bargain, sell and convey unto the said Dixie Fence and Construction Company, Inc. the following described real property, situated in Shelby County, Alabama, to-wit:

Lot # 8 Block F Reynolds Addn. South Montevallo

TO HAVE AND TO HOLD, the above described property unto the said Dixie Fence and Construction Company, 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.

IN WITNESS WHEREOF, the said Dixie Fence and Construction Company, Inc. by Sherrill Hancock as auctioneer conducting said sale, has caused these presents to be executed on this, the 19 day of June, 1965.

BY: Sherrill Hancock
Sherrill Hancock As Auctioneer

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherrill Hancock, whose name as auctioneer for Dixie Fence and Construction Company, Inc., 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 19 day of June, 1965.

James H. Paulsen
Notary Public

NOTARY
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
JUN 21 1965
RECORDS & SALES TAX
& \$ 1.00 FEE HAS BEEN
PD. ON THIS INSTRUMENT.

James H. Paulsen
JUDGE OF PROBATE

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JUN 21 1965