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MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS, That,
COUNTY)

WHEREAS, on to-wit, the 23rd day of August 1960 ,
George M. Calvin and wife, Annie F. Calvin
executed a certain mortgage to Jim Walter Corporation
, to secure the indebtedness therein mentioned, said mortgage
being duly recorded in Volume 268 , Page 240 Records of Mortgages, in the
Office of the Judge of Probate of Shelby County, Alabama, and which
mortgage was duly transferred to V. F. Cunningham
, by transfer dated June 30 , 19 65, recorded in said
Office in Volume 236 , Page 686 and which mortgage and the indebtedness
therein described is and was as of the date upon which this foreclosure proceeding
was instituted, and is and was as of the date upon which this foreclosure deed
was executed, the sole property of the said V. F. Cunningham
, and

WHEREAS, default having been made by the said Mortgagor in the
payment of the indebtedness secured by the said mortgage; said mortgage being
as of the date of this foreclosure deed, and having been continuously from a
time prior to the institution of this foreclosure proceeding down to the date
hereof, in default, and being subject to foreclosure as therein provided; and

WHEREAS, under power contained in the said mortgage, the under-
signed, R. Bruce Robertson, III , as Auctioneer, Agent and Attorney in
Fact for the said V. F. Cunningham , advertised
the said property described in said mortgage herein mentioned, for sale by
advertisement in Shelby County Reporter , a newspaper published at
Shelby County, Alabama, in accordance with the
terms and tenor of the said mortgage; said notice appearing in said newspaper
once a week for 3 successive weeks, and for more than 21 days prior to said
sale; and

WHEREAS, in strict compliance with the power of sale contained
in the said mortgage, the property therein described was offered for sale to
the highest bidder for cash, at Columbiana , Alabama, on the 31st day
of August , 19 65 , during the legal hours of sale, in front of the ~~(21st Street~~
~~entrance to the)~~ Courthouse of Shelby County, Alabama at Columbiana
and the same was then and there purchased by James Charles Rhoden and
wife, Aline C. Rhoden for the sum of \$ 2,600.00 , which
said amount was the last, best and highest bid therefor.

NOW, THEREFORE, in consideration of the sum of \$ 2,600.00
and in consideration of the premises and the law in such cases made and
provided, I, the said R. Bruce Robertson, III , as such Auctioneer, Agent
and Attorney in Fact, do hereby grant, bargain, sell and convey unto the said
James Charles Rhoden and wife, Aline C. Rhoden , its assigns, all of the following
described property situated in Shelby County, Alabama, to-wit:

From the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 20 South, Range
2 West, run south 2° 15' east along the west boundary line of said SW $\frac{1}{4}$ of the
NE $\frac{1}{4}$ of Section 10 Township 20 South, Range 2 West for 155 feet, thence turn an
angle of 120° to the left and run north 57° 45' east 1170.0 feet to the point of
the land herein described and conveyed, thence continue north 57° 45' east for
150 feet, thence turn an angle of 120° to the right and run south 2° 15' east for
290.4 feet, thence turn an angle of 60° to the right and run south 57° 45' west
for 150 feet, thence turn an angle of 120° to the right and run north 2° 15'
west 290.4 feet to the point of beginning. This being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$
of Section 10, Township 20 South, Range 2 West, and being one acre.

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TO HAVE AND TO HOLD all of the above described and granted premises unto the said James Charles Rhoden and wife, Aline C. Rhoden and its assigns forever.

IN TESTIMONY WHEREOF, the undersigned as Auctioneer, Agent and Attorney in Fact, for the said V. F. Cunningham and said mortgagors has hereunto set his hand and seal, and the signature and seal of the said mortgagors, namely, George M. Calvin and wife, Annie F. Calvin on this the 1st day of September, 1965.

WITNESS:

Carole Milan
Charles L. Dunn

By R. Bruce Robertson (SEAL)
As Auctioneer, Agent and Attorney
in Fact for V. F. Cunningham
, owner and
holder of said mortgage

George M. Calvin (SEAL)

Annie F. Calvin (SEAL)

By R. Bruce Robertson
As Auctioneer, Agent and Attorney
in Fact for V. F. Cunningham
, owner and
holder of said mortgage, and said
mortgagors under the powers con-
tained in said mortgage

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that R. Bruce Robertson, III, whose name as Auctioneer, Agent and Attorney in Fact for said mortgagors, and V. F. Cunningham, owner and holder of said mortgage, 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, in his capacity as such Auctioneer, Agent and Attorney in Fact for V. F. Cunningham executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of September 19 65.

Paula Hail Long
STATE OF ALA. SHELBY CO. Notary Public
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9-1 19 65
RECORDED & INTG. TAX
& \$5.00 PAID
PD. ON INSTRUMENT
J. B. Robertson
JUDGE OF PROBATE



BOX 237 465