

1036
STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That whereas, on, to-wit, the 20th day of January, 1964, John Dewey Bowen and wife, Peggy Sue Bowen, executed a certain mortgage to Zeb Merrell and Margie Merrell to secure an indebtedness mentioned therein, said mortgage being recorded in Mortgage Book 286 page 369 in the Probate Office of Shelby County, Alabama; and

WHEREAS, default was made by said mortgagors in the payment of the indebtedness secured by said mortgage, and same being subject to foreclosure; and

WHEREAS, under the power contained in said mortgage, the property therein described was advertised for sale for more than 21 days by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in Columbiana, Shelby County, Alabama, giving notice of the time, place and terms of sale, said notice appearing in the issues of said paper published on September 23, September 30 and October 7, all in 1965; which said notices gave the date of the sale as October 22, 1965, and said sale was had on said date; and

WHEREAS, in strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash at noon on October 22, 1965, in front of the courthouse door for Shelby County at Columbiana, Alabama, and the same was purchased by Zeb Merrell and Margie Merrell for the sum of Two Thousand, Two Hundred Seventy-five and no/100 Dollars (\$2275.00), which was the best and highest bid therefor; the mortgagees being authorized under the powers given in said mortgage to bid and become the purchasers at said sale;

NOW, THEREFORE, in consideration of the premises and by virtue of their authority as mortgagees in said mortgage and under and by virtue of the power of sale contained in said mortgage and the law in such cases made and provided, the said Zeb Merrell and Margie Merrell, as such mortgagees, do hereby grant, bargain, sell and convey unto the said Zeb Merrell and Margie Merrell all their right, title, claim and interest and all the right, title, claim and interest of John Dewey Bowen and Peggy Sue Bowen in and to the following described real property situated in Shelby County, Alabama, to-wit:

From the southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, run northerly along the west boundary line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West for 705.1 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 85 deg. 50 min. to the right and run easterly for 91.88 feet; thence turn an angle of 81 deg. 24 min. to the left and run northeasterly

for 112.65 feet; thence turn an angle of 23 deg. 41 min. to the right and run northeasterly for 256.46 feet; thence turn an angle of 121 deg. 01 min. to the left and run westerly 66.03 feet, more or less, to a point on the east right of way line of County Road No. 11; thence turn an angle of 57 deg. 52 min. to the left and run southwesterly along the east R.O.W. line of County Road No. 11 for 107.32 feet; thence turn an angle of 04 deg. 20 min. to the left and continue southwesterly along the east R.O.W. line of County Road No. 11 for 137.95 feet; thence turn an angle of 03 deg. 08 min. to the left and continue southwesterly along the east R.O.W. line of County Road No. 11 for 120.33 feet, more or less, to a point on the west boundary line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West; thence turn an angle of 21 deg. 46 min. to the left and run southerly along the west boundary line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West for 11.49 feet to the point of beginning. This land being a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, and being 0.52 acres, more or less.

TO HAVE AND TO HOLD unto the said Zeb Merrell and Margie Merrell, their heirs and assigns forever.

At said sale Karl C. Harrison acted as auctioneer, he being duly authorized thereunder by the said Zeb Merrell and Margie Merrell.

Witness my hand and seal this the 22nd day of October, 1965.

*John Dewey Bowen
Peggy Sue Bowen
Karl C. Harrison*

By *Karl C. Harrison*
Attorney in Fact and
Auctioneer making the sale.

*Zeb Merrell
Margie Merrell
Karl C. Harrison*

By *Karl C. Harrison*
Attorney in Fact and
Auctioneer making the sale.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 PM
11/12/65
RECORDED & INDEXED
& \$10.00 DUE AND BEEN
PD. ON 11/12/65

Martha B. Joiner
JUDGE OF PROBATE

State of Alabama

Shelby County

I, Martha B. Joiner, a Notary Public in and for said State, hereby certify that Karl C. Harrison, whose name as Attorney in Fact and Auctioneer making the sale for John Dewey Bowen and Peggy Sue Bowen and as Attorney in Fact and Auctioneer making the sale for Zeb Merrell and Margie Merrell, 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 Attorney in Fact and Auctioneer making the sale, executed the same voluntarily on the day 22nd day of October, 1965.

Given under my hand this the 22nd day of October, 1965.

Martha B. Joiner
Notary Public
State at Large