

2/12 - 3:00 p.m.

112 3

FORECLOSURE DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: January 3, 1964, Joe Swain and wife, Eula Mae Swain executed a certain mortgage on the property hereinafter described to Jim Walter Corporation which said mortgage is recorded in Book 286, Page 322, in the Probate Office of Shelby County, Alabama; and,

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for four consecutive weeks prior to said sale at public out-cry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and,

WHEREAS, said mortgage with the powers therein contained was duly assigned to Mid-State Homes, Inc. on the 23rd day of January, 1964; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said assignee did declare all of the indebtedness secured by 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 by publication in the Shelby County Reporter, Inc., a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of Oct. 14, 21, 28; and Nov. 4th, 1965; and,

WHEREAS, on November 20, 1965, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Mid-State Homes, Inc., as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, R. A. Norred was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for Mid-State Homes, Inc.; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Mid-State Homes, Inc., in the amount of Two Thousand-and-0/100----- Dollars, which sum of money Mid-State Homes, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Mid-State Homes, Inc.;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 2,000.00 on the indebtedness secured by said mortgage, the said Mid-State Homes, Inc. by and through R. A. Norred as Auctioneer conducting said sale and as attorney in fact for Mid-State Homes, Inc. and the said R. A. Norred as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Mid-State Homes, Inc., the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Mary McCray lot and run North' along the side of the said lot 420 feet; thence turn left and run West 105 feet; thence turn left and run South 420 feet to the North right-of-way of the Shelby County Highway No. 62; thence turn left and run East along the North right-of-way line of said Highway a distance of 105 feet to the point of beginning. Said parcel of real estate being one acre, more or less, and being situated in the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, Section 27, Township 19 South, Range 2 East, Shelby County, Alabama. Deed being recorded in Deed Book 220, at Page 28, Judge of Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Mid-State Homes, Inc., its heirs 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

Mid-State Homes, Inc.

has caused this instrument

to be executed by and through R. A. Norred

as Auctioneer conducting this said sale, and

as attorney in fact, and R. A. Norred

as Auctioneer conducting said sale has hereto set his hand

and seal on this the 23rd day of

January, 1964

BY

R. A. Norred

, as Auctioneer

and Attorney in Fact

R. A. Norred

, as Auctioneer

conducting said sale.

Attested:

Helen Norred

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that R. A. Norred

, whose name as Auctioneer and Attorney in Fact for Mid-State Homes, 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 the conveyance, he, in his capacity as said Auctioneer and Attorney in Fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the

day of November, 1965

Notary Public

RETURN TO:
R. A. NORRED
427 Frank Nelson Bldg.
BIRMINGHAM, ALA. 35203

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11/22/65
RECORDED & \$... TAX
& \$... DEED TAX
PD. ON THIS INSTRUMENT
C. M. ...
JUDGE OF PROBATE