

5006

FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on, to-wit: January 14, 1960, Helen Mae Eddings and husband, William Eddings, mortgagors, executed a certain mortgage to Grace Kendrick or Robert Kendrick, which said mortgage is recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 264, page 293; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Robert Kendrick and Grace Kendrick 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, Alabama, in Columbiana, Alabama, in its issues of December 30, 1965, January 6, 1966 and January 13, 1966; and

WHEREAS, on January 29, 1966, 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 sale was duly and properly conducted and the said Robert Kendrick and Grace Kendrick did offer for sale and sell at public outcry, in front of the main entrance of the Shelby County 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 Robert Kendrick and Grace Kendrick in the amount of Nine Hundred Forty-nine and 45/100 (\$949.45) Dollars, which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Robert Kendrick and Grace Kendrick; and

WHEREAS, Wales W. Wallace, Jr. acted as auctioneer as provided in said mortgage and conducted the said sale; and,

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 Nine Hundred forty-nine and 45/100 (\$949.45) Dollars, Helen Mae Eddings and William Eddings, mortgagors, by and through the said Robert Kendrick and Grace Kendrick, do grant, bargain, sell and convey unto Robert Kendrick and Grace

Kendrick, the following described real property, situated in Shelby County, Alabama, to-wit:

Commencing at the NW corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 19, Range 2 West; run thence North 89 deg. 20' East a distance of 67.5 feet to an iron stob; the point of beginning of the tract herein conveyed; run thence North 89 deg. 20' East a distance of 454.7 feet to an iron stob; run thence South 38 deg. 20' West 782.5 feet to an iron stob; thence South 51 deg. 40' East 1290.4 feet to an iron stob; thence South 10 deg. 10' East a distance of 134.5 feet to an iron stob; run thence South 89 deg. 20' West 808.7 feet to an iron stob; run thence North 25' West along the center of a 30 foot roadway a distance of 234.6 feet to an iron stob; run thence South 89 deg. 20' West along the centerline of a 30 foot roadway a distance of 210 feet to an iron stob; thence North 2 deg. 30' West along the center line of a 30 foot roadway a distance of 1233.2 feet to an iron stob; run thence North 36 deg. East along the center line of a 30 foot roadway a distance of 108 feet to the point of beginning, containing 14.6 acres, and being part of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 23, Township 19, Range 2 West.

Also, the following tract, to-wit: Beginning at the SE corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 19, Range 2 West; run thence North 2 deg. 30' West a distance of 1321 feet to an iron stob; run thence South 89 deg. 30' West a distance of 662 feet to an iron stob; run thence South 2 deg. 30' East a distance of 1321 feet to an iron stob; run thence North 89 deg. 30' West 662 feet to the point of beginning, containing 20 acres, more or less, and being in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 19, Range 2 West.

Being the same property conveyed G. W. Cross by deed recorded in the Probate Office of Shelby County, Alabama in Deed Record 105, page 338.

TO HAVE AND TO HOLD the above described property unto the said Robert Kendrick and Grace Kendrick, their 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, the said Helen Mae Eddings and husband, William Eddings, by and through the said Grace Kendrick and Robert Kendrick by Wales W. Wallace, Jr., as auctioneer conducting said sale, has caused these presents to be executed on this the 29th day of January, 1966.

Helen Mae Eddings and husband,
William Eddings

By: Robert Kendrick and
Grace Kendrick

By:

Wales W. Wallace, Jr.
Wales W. Wallace, Jr.
as Auctioneer



STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wales W. Wallace, Jr., whose name as auctioneer for Robert Kendrick and Grace Kendrick, 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 seal, this the 29th day of January, 1966.

Lanice Brasher
Notary Public

