

3343

CORRECTIVE
FORECLOSURE DEED

STATE OF ALABAMA:

SHELBY COUNTY:

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore, on, to-wit: May 20, 1960, J. H. Young and wife, Velma I. Young, mortgagors, executed a certain mortgage to Jefferson Federal Savings & Loan Association of Birmingham, which said mortgage is recorded in Book 266, Record of Mortgages, at Page 178, 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 Jefferson Federal Savings & Loan Association of Birmingham 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 August 1, 8, and 15, 1963; and,

WHEREAS, on September 3, 1963, 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 Jefferson Federal Savings & Loan Association of Birmingham 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 Charles L. Denaburg in the amount of Two Thousand Four Hundred Seventy-Five & No/100 (\$2,475.00) Dollars, which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Charles L. Denaburg; and,

WHEREAS, N. Daniel Rogers, 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 Two Thousand Four Hundred Seventy-Five & No/100 (\$2,475.00) Dollars, J. H. Young and wife, Velma I. Young, mortgagors, and the said Jefferson Federal Savings & Loan Association of Birmingham, as mortgages, do grant, bargain, sell and convey unto Charles L. Denaburg the following described real property, situated in Shelby County, Alabama, to-wit:

Lots 12, 13, and 14, less the South 50 feet thereof, in Block "Q", according to Map entitled Resurvey of Russel R. Hetz, as recorded in map book 3, page 119, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the said Charles L. Denaburg, his 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 J. H. Young and wife, Velma I. Young, and the said Jefferson Federal Savings & Loan Association of Birmingham, as mortgagee, by N. Daniel Rogers, Jr., as auctioneer conducting said sale, has caused these presents to be executed on this the 4th day of February, 1966.

This is a corrected deed given to correct that certain deed executed on September 3, 1963, which deed was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Book 227, Page 220, on September 18, 1963.

JEFFERSON FEDERAL SAVINGS & LOAN
ASSOCIATION OF BIRMINGHAM,
Mortgagee

By: N. Daniel Rogers, Jr.
N. Daniel Rogers, Jr.,
as auctioneer

J. H. Young and Wife Velma I. Young,
Mortgagors

N. Daniel Rogers, Jr.
N. Daniel Rogers, Jr.,
as auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that N. Daniel Rogers, Jr., whose name as Auctioneer for Jefferson Federal Savings & Loan Association of Birmingham and J. H. Young and wife, Velma L. Young, 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 4th day of February, 1966.

Maie Barten
Notary Public

