

440
STATE OF ALABAMA)
SHELBY COUNTY) ss.

3569
MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore, on to-wit: January 9, 1963, Sylacauga Limestone Company, Inc., an Alabama Corporation, Mortgagor, executed a certain mortgage to Charles O. Bailey and Patricia M. Bailey, which said mortgage is recorded in Volume 297, Page 802, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, on November 17, 1965, the said Patricia M. Bailey transferred and assigned all of her right, title and interest in and to said mortgage and the debt thereby secured to Charles O. Bailey, said transfer being recorded in Volume 240, Page 101, in the Office of the Judge of Probate of Shelby County, Alabama, and said Charles O. Bailey is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Charles O. Bailey, as mortgagee and transferee, 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 interest and circulation published in Shelby County, Columbiana, Alabama in its issues of January 27, 1966, February 3, 1966 and February 10, 1966; and

WHEREAS, on February 28, 1966, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Charles O. Bailey, as mortgagee and transferee of said mortgage, did offer for sale and sell at public outcry, in front of the Court House door, 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 the said Charles O. Bailey, in the amount of

(\$ 3512.33)
Dollars, which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to Charles O. Bailey; and

WHEREAS, Charles M. Nice, Jr. conducted said sale on behalf of the said Charles O. Bailey; 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 of

(\$ 3512.33) Dollars, Sylacauga Limestone Company, Inc., an Alabama Corporation, Mortgagor, by and through the said Charles O. Bailey, as mortgagee and transferee, does grant, bargain, sell and convey unto the said Charles O. Bailey, the following described real property situated in Shelby County, Alabama, to-wit:

W 1/2 of SE 1/4 of NW 1/4 of Section 18, Township 19 South, Range 2 East, LESS an undivided one-half interest in and to the minerals in the said W 1/2 of SE 1/4 of NW 1/4 of Section 18, containing 20 acres, more or less.

TO HAVE AND TO HOLD, the above described property unto the said Charles O. Bailey, 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 Sylacauga Limestone Company, Inc., an Alabama corporation, Mortgagor, by and through the said Charles O. Bailey, as mortgagee and transferee, by Charles M. Nice, Jr. as auctioneer conducting said sale, have caused these presents to be executed on this the 28 day of February, 1966.

SYLACAUGA LIMESTONE COMPANY, INC.,
an Alabama Corporation,
MORTGAGOR

BY: CHARLES O. BAILEY
AS MORTGAGEE AND
TRANSFeree

BY: Charles M. Nice, Jr.
CHARLES M. NICE, JR., as Auctioneer

STATE OF ALABAMA)
Shelby COUNTY) ss.

I, Conrad M. Zander, a Notary Public in and for said County, in said State, hereby certify that CHARLES M. NICE, JR., whose name as auctioneer for Charles O. Bailey, 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 official seal, this the 28 day of February, 1966.

Conrad M. Zander
NOTARY PUBLIC Judge of Probate
My commission expires: Jan 15 1971

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1:17 PM
2/28 1966
RECORDED & \$ MFG. TAX
& \$ DED. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Zander
JUDGE OF PROBATE