

2840

FORECLOSURE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on, to-wit: August 1, 1959, G. C. McCullough and wife, Josephine K. McCullough, mortgagors, executed a certain mortgage to Robert May Gibson Dobbs, which said mortgage is recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 201, page 424; and which said mortgage was transferred to Tom Lee by instrument executed by Robert May Gibson Dobbs and T. P. Dobbs to said Tom Lee dated March 7, 1966 which instrument is recorded in the Probate Office of Shelby County, Alabama in Deed Book 241, page 91; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Tom Lee 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 March 24, 1966, March 31, 1966, and April 7, 1966; and

WHEREAS, on April 30, 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 Tom Lee 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 forementioned mortgage was the bid of Tom Lee, in the amount of \$2,905.76 which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to Tom Lee; 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, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the premises, and in further consideration of the payment of Two Thousand Nine Hundred Five & 76/100 (\$2,905.76) Dollars, the purchase money, by the said Tom Lee, the receipt of which is hereby acknowledged, and by virtue of the authority and power 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, we, the said G. C. McCullough and wife, Josephine K. McCullough, by Wales W. Wallace, Jr., as Auctioneer crying the sale, duly authorized as aforesaid; Robert May Gibson Dobbs, by Wales W. Wallace, Jr., as Auctioneer crying the sale, duly authorized as aforesaid; Tom Lee, by Wales W. Wallace, Jr., as Auctioneer crying the sale; and Wales W. Wallace, Jr., as Auctioneer crying the sale, duly authorized as aforesaid, do hereby give, grant, bargain, sell and convey unto the said Tom Lee, his heirs and assigns, all their right, title, claim and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

That certain parcel of land described as commencing at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, and run thence North 1 deg. 30' West along the West line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 12 for a distance of 522.32 feet to an iron pin; which pin marks the point of beginning of the lands herein described and conveyed; run thence North 1 deg. 30' West for a distance of 797.68 feet to an iron pin marking the NW corner of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 12; run thence North 89 deg. 36 min. East along the North line of said last named forty acres for a distance of 481.90 feet to an iron pin; run thence South 29 deg. 56 min. West for a distance of 923.88 feet to the point of beginning of the lands herein described and conveyed, and which is marked by an iron pin on the West line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 12, and containing 4.440 acres, and being in Township 20 South, Range 3 West; all situated in Shelby County, Alabama, together with all easements and rights of way.

SUBJECT to easements and rights of way of record.

TO HAVE AND TO HOLD the above described property unto the said Tom Lee, 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 we have hereunto set our hands and seals this the 30th day of April, 1966.

G. C. McCullough and
Josephine K. McCullough

By Wales W. Wallace, Jr.
As Auctioneer crying the sale

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1967 MAR -2 AM 9:08

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Conrad M. Frazier
JUDGE OF PROBATE

Robert May Gibson Dobbs

By

Wales W. Wallace
as Auctioneer crying the sale

Tom Lee

By

Wales W. Wallace
as Auctioneer crying the sale

Wales W. Wallace
As Auctioneer crying the sale

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 crying the sale 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 auctioneer crying the sale and with full power and authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day of April, 1966.

Lanier Brasher
Notary Public

