

10351

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that whereas, on, to-wit, the 21st day of August, 1957, L. C. Martin and wife, Helen Martin executed a mortgage to S. J. Reynolds which is recorded in Mortgage Book 253 page 35 in the Probate Office of Shelby County, Alabama; and

WHEREAS S. J. Reynolds has heretofore died and S. J. Reynolds., Jr., Ruth R. Shirley and Paron R. McClaran have been named Executors of the Last Will and Testament of S. J. Reynolds, deceased, and

WHEREAS, said Executors did on the 10th day of April, 1965, duly assign and transfer said mortgages to R. W. Reynolds as shown by Assignment of Mortgage recorded in Deed Book 240 page 218 in said Probate Office; and

WHEREAS, default was made by said mortgagors in the payment of the indebtedness secured by said mortgages, and same being subject to foreclosure; and

WHEREAS, under the power contained in said mortgages, the property therein described was advertised for sale for more than 30 days by publication once a week for four consecutive weeks in the Shelby County Reporter, a newspaper published in Columbiana, Shelby County, Alabama, giving notice of the time, place and terms of sale, said notice appearing in the issues of said paper published on April 11, 1968, April 18, 1968, April 25, 1968, and May 2, 1968, which said notices gave the date of the same as May 10, 1968, and said sale was had on said date; and

WHEREAS, in strict compliance with the power of sale contained in said mortgages, the property therein described was offered for sale to the highest bidder for cash at noon on May 10, 1968, in front of the court house door for Shelby County at Columbiana, Alabama, and the same was purchased by R. W. Reynolds for the sum of Three Thousand, One hundred Sixteen and 85/100 Dollars, which was the best and highest bid therefor; the mortgagee transferee being authorized under the powers given in said mortgage to bid and become the purchaser at said sale.

Now, therefore in consideration of the premises and by virtue of his authority as mortgagee transferee 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, the said R. W. Reynolds as such mortgagee transferee does hereby grant, bargain, sell and convey unto the said R. W. Reynolds all his right, title, claim and interest and all the right, title, claim and interest of L. C. Martin and wife, Helen Martin in and to the following described real property situated in Shelby County, Alabama, to-wit:

SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  S. 24 T. 20 R. 3 W. A part of the southwest quarter of the southwest quarter of Section 24 Township 20 Range 3 West, more particular described as follows: Begin at the southwest corner of said quarter - quarter Section, and run thence east, along the south line thereof 921 feet to the east line of right-of-way of the Montgomery and Birmingham Highway; thence run north 19 degrees 30 minutes west, along said line 438 feet, to the north line of a road; thence run north 87 degrees 25 minutes east, 400 feet to a point of beginning of land herein described.

Thence run North 19 degrees & 30 Minutes West, 104 feet.....thence run South 87 degrees & 25 minutes West 181 feet.....thence run South 19 degrees and 30 minutes East 104 feet, to the north side of a road.... thence run north 87 degrees & 25 minutes East, along North side of said road, 181 feet to the point of beginning.

Situated in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24 Township 20 Range 3 West, Shelby County State of Alabama.

TO HAVE AND TO HOLD unto the said R. W. Reynolds, his heirs and assigns forever.

At said sale Wales W. Wallace, Jr. acted as auctioneer, he being duly authorized thereunder by the said R. W. Reynolds.

Witness my hand and seal this the 10th day of May, 1968.

L. C. Martin & Helen Martin

By

*Wales W. Wallace, Jr.*

Attorney in Fact and  
Auctioneer making the sale.  
R. W. Reynolds

By

*Wales W. Wallace, Jr.*

Attorney in Fact and  
Auctioneer making the sale.

*Karl C. Harrison*  
Attorney in Fact  
Attorney for Mortgagee

State of Alabama

Shelby County

I, Martha B. Joiner, a Notary Public in and for said County in said State, hereby certify that Wales W. Wallace, Jr., whose name as Attorney in Fact and Auctioneer making the sale for L. C. Martin and wife, Helen Martin and as Attorney in Fact and Auctioneer making the sale for R. W. Reynolds, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacity as such Attorney in Fact and Auctioneer making the sale, executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of May, 1968.

*Martha B. Joiner*  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1968 JUN -5 AM 9:55  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Come for  
JUDGE OF PROPRATE

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623-308