

11587

# FORECLOSURE DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: February 23, 1962 , Dewey Rush & wife, Flora Mae Rush executed a certain mortgage on the property hereinafter described to Morris Home Corp. which said mortgage is recorded in Book 276 , Page 239 , in the Probate Office of Shelby County, Alabama; and,

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door of said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for FOUR consecutive weeks prior to said sale at public out-cry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and,

WHEREAS, said mortgage with the powers ther in contained was duly assigned to Atlas Financial Corporation on the 26 day of February , 1965 ; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said assignee did declare all of the indebtedness secured by 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 by publication in the Shelby County Reporter , a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of August 22, 29 ; September 5 , and, September 12

WHEREAS, on September 16 , 19 68 , the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly and properly conducted, and Atlas Financial Corporation , as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, J.W. Sanders was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the assignee, Atlas Financial Corp. and,

WHEREAS the highest and best bid for the property described in the aforementioned mortgage was the bid of Atlas Financial Corporation , in the amount of ~~ONE THOUSAND~~ Dollars, which sum o money Atlas Financial Corporation offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Atlas Financial Corporation ;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 2,000.00 on the indebtedness secured by said mortgage, the said Atlas Financial Corporation by and through J.W. Sanders as Auctioneer conducting said sale and as attorney in fact for Atlas Financial Corporation and the said J.W. Sanders as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Atlas Financial Corporation , the following described property situated in Shelby County, Alabama, to-wit:

Lot number four, according to map and loan of Merchant Melton Subdivision located in the town of Aldmont, Alabama as shown according to map of said subdivision recorded at Page 76 of Map Book 3, Office of Judge of Probate, "Shelby County, Alabama, being part of same property conveyed by L.E. Shaw, to Maggio Hill on March 19, 1948, as shown at Page 171, of Deed book 132, Office of Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Atlas Financial Corporation , its 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.

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BOOK

IN WITNESS WHEREOF Atlas Financial Corporation has caused this instrument  
to be executed by and through J. W. Sanders as Auctioneer conducting this said sale, and  
as attorney in fact, and J. W. Sanders as Auctioneer conducting said sale has hereto set his hand  
and seal on this the 16th day of September, 1968.

BY

J. W. Sanders  
J. W. SANDERS, as Auctioneer  
and Attorney in Fact.

J. W. Sanders  
J. W. SANDERS, as Auctioneer  
conducting said sale.

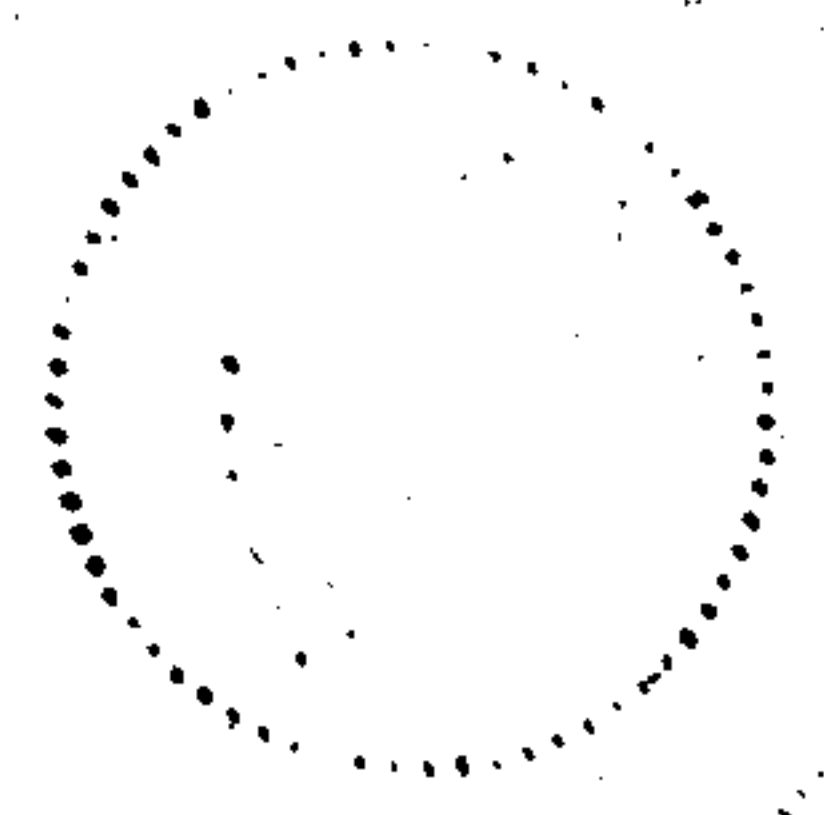
STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
No. 774  
1968 SEP 16 PM 3:00  
REC. BIL. & PAGE 13 SHELBY CO. ALA.  
J. W. SANDERS

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that  
, whose name as Auctioneer and Attorney in Fact for ATLAS FINANCIAL CORPORATION  
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 said Auctioneer and Attorney in Fact, with full authority, exe-  
cuted the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 16th day of September, 1968.

Nancy K. Sanders  
Notary Public



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Return to:  
R. A. Murrell  
Attorney at Law  
Room 200 - 2121 Bldg.  
2121 8th Ave. No.  
Birmingham, Alabama 35203

Atlas Financial Corp