

STATE OF ALABAMA

SHELBY COUNTY

3375

KNOW ALL MEN BY THESE PRESENTS, that whereas, on, to-wit, the 14th day of November, 1959, Andy Jenkins and wife, Ruby Jenkins executed a certain mortgage to Edwards-Lawler Shell Home Co., Inc. to secure an indebtedness mentioned therein, said mortgage being recorded in Mortgage Book 264, page 275 in the office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, said mortgage was assigned to Home Finance Company as shown by Deed Book 207, page 125 in said Probate Office and then was assigned back to Edwards-Lawler Shell Home Co., Inc. on January 22, 1960 as shown by Deed Book 212, page 613 in said Probate Office and then assigned to Raines Brothers, Inc. of Birmingham, Alabama, as shown by Deed Book 212, page 614 in said Probate Office.

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

WHEREAS, under the power contained in said mortgage, the property therein described was advertised for sale for more than 21 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 May 22, 1969, May 29, 1969, June 5, 1969 and June 12, 1969, which said notices gave the date of the sale as the 20th day of June, 1969, and said sale was had on said date; and

WHEREAS, in strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash at noon on June 20, 1969, in front of the courthouse door for Shelby County at Columbiana, Alabama, and the same was purchased by Raines Brothers, Inc. for the sum of Five Thousand Thirty-Seven and 44/100 Dollars, which was the best and highest bid therefor; the mortgagee 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 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 Raines Brothers, Inc., as such mortgagee, does hereby grant, bargain, sell and convey unto the said Raines Brothers, Inc. all right, title, claim and interest and all the right, title, claim and interest of Andy Jenkins and wife, Ruby Jenkins, in and to the following described real property situated in Shelby

County, Alabama, to-wit:

of SE $\frac{1}{4}$
Begin at NE corner of SE $\frac{1}{4}$ /of Section 21, Township 19, Range 2 West;
thence South 2 deg. 45 min. East 330.0 feet to stake; thence South
89 deg. 45 min. West 660.0 feet to stake; thence North 2 deg. 45 min.
West 330.0 feet to stake; thence North 89 deg. 45 min. East 660.0 feet
to stake. Containing 5 acres, more or less. Lying in the NE corner of
said 40 acre 330 feet along section line and 660 feet East and West.

There is excepted herefrom the following:

Commencing at the Northeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21,
Township 19, Range 2 West; run thence South 2° 45 min. East a distance of
330.0 feet to the Southeast corner of grantor's property; run thence
South 89° 45 min. West a distance of 240.0 feet to point of beginning
of lot herein described; thence continue South 89 deg. 45 min. West a
distance of 420.0 feet to the Southwest corner of grantor's property;
run thence North 2° 45 min. West along the West boundary line of grantor's
property a distance of 210.0 feet; run thence North 89° 45 min. East a
distance of 420.0 feet; run thence South 2° 45 min. East 210.0 feet to
the point of beginning, containing 2 acres, more or less.

Also excepted is an easement 15.0 feet in width over and across the
above land for use as a right of way to the property excepted.

TO HAVE AND TO HOLD unto the said Raines Brothers, Inc., its heirs
and assigns forever.

At said sale, Karl C. Harrison acted as auctioneer, he being duly
authorized thereunder by the said Raines Brothers, Inc.

Witness my hand and seal this the 20th day of June, 1969.

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

1969 JUL 18 AM 10:34

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

Concl. M. J. Jenkins

JUDGE OF PROBATE

By Andy Jenkins
Ruby Jenkins
Karl C. Harrison
Attorney in Fact and
Auctioneer making the sale.

By Raines Brothers, Inc.
Karl C. Harrison
Attorney in Fact and
Auctioneer making the sale.

State of Alabama
Shelby County

I, Martha B. Jenkins, a Notary Public in and for said
County in said State, hereby certify that Karl C. Harrison, whose name as Attorney
in Fact and Auctioneer making the sale for Andy Jenkins and wife, Ruby Jenkins and
as Attorney in Fact and Auctioneer making the sale for Raines Brothers, Inc., 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 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 20th day of June, 1969.

Martha B. Jenkins
Notary Public

BOOK 258 PAGE 695

