

State of Alabama §
Shelby County §

This indenture made and entered into on this August 14th, 1970, by and between GAC Trans-World Acceptance Corporation (acting through W. R. Baker as auctioneer conducting the said sale and as attorney for GAC Trans-World Acceptance Corporation) and the said W. R. Baker as the auctioneer conducting the said sale, as party of the first part, and GAC Trans-World Acceptance Corporation, a corporation organized and existing under the laws of Delaware, as party of the second part, witnesseth that:

On December 3rd, 1966, James A. Northcutt and wife Ruth J. Northcutt executed a mortgage to Modern Homes Construction Company on certain property hereinafter described, which said mortgage is recorded at page 537 of Mortgage Book 304 in the Probate Judge's office of Shelby County, Alabama; and

In and by the said mortgage, the said Modern Homes Construction Company was authorized and empowered in case of default in the payment of the debt secured thereby or of any part thereof of interest thereon to take possession of the said property and, after giving notice of the time, place, and terms of sale once a week for three successive weeks in some newspaper published at Columbiana, Alabama, to sell the same at the Courthouse door of Shelby County, Alabama, at public outcry for cash to the highest bidder, and by the said mortgage further was given the right to bid at such sale; and whereas the said mortgage was assigned by the said Modern Homes Construction Company to the said GAC Trans-World Acceptance Corporation by assignments of record at page 938 of Mortgage Book 255 in the said Probate Judge's office; and

Whereas default was made in the payment of part of the said mortgage debt when due by failure to

THIS INSTRUMENT
WAS PREPARED BY
W. R. BAKER
ATTORNEY AT LAW
BOX 245
ASHLAND CITY
TENNESSEE 37015

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pay the installments due thereon for the months of February, March, April, May, June, July, and August 1970, and the said property was advertised and sold in all respects as provided by law on the 14th day August, 1970. after notice as provided in the said mortgage in the "Shelby County Reporter," a newspaper published at Columbiana, Alabama, at which sale the said GAC Trans-World Acceptance Corporation did become the purchaser at and for \$8,100.00, this being the highest and best bid;

Now therefore in consideration of the premises and of a credit in the amount of \$8,100.00 on the indebtedness secured by the said mortgage, the receipt of which is acknowledged by the said party of the first part by virtue of the power and authority vested in it under the said mortgage, the said party of the first part has granted, bargained, and sold and by these presents does grant, bargain, sell, and convey unto GAC Trans-World Acceptance Corporation, a corporation organized and existing under the laws of Delaware, the said party of the second part, the following described property in Shelby County, Alabama, to wit:

commencing at the northeast corner of the said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and, sighting along the east line of said quarter-quarter section, turning an angle of 33°38' to the right and running 49 $\frac{1}{2}$ feet to the point of beginning; thence turning an angle of 36°58' to the left for a distance of 210 feet; thence turning an angle of 46.58 feet to the right for a distance of 210 feet; thence turning an angle of 133°2' to the right for a distance of 210 feet to the southeasterly right-of-way line of Shelby County Highway No. 54, said point being on the arc of a curve concave to the left in a northeasterly direction with a central angle of 10°53', a radius of 1,107.18 feet, and a tangent of 105.47 feet; thence continuing along the arc of the said curve and the right-of-way line of the said road in a northeasterly direction for an arc distance of 210.03 feet to the beginning, according to plat prepared by R. E. Clements, licensed surveyor No. 5375, dated November 25th, 1966, a copy of which is filed under account No. 66-11-4438-A in the office of GAC Trans-World Acceptance Corporation at Chattanooga, Tennessee, and made a part hereof by reference thereto; mineral and mining rights excepted;

this being the same property conveyed to James A. Northcutt and wife Ruth Northcutt from Willie Scurlock and wife Flora Scurlock by warranty deed dated November 26th, 1966, and recorded at page 857 of Book 245 in the office of the Probate Judge of Shelby County, Alabama; the said land being the same real estate upon which Modern Homes Construction Company bargained to erect a dwelling house for James A. Northcutt and wife Ruth Northcutt;

together with all the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining;

To have and to hold the above-described property unto the said GAC Trans-World Acceptance Corporation and unto its successors and assigns forever, subject however to the statutory right of redemption on the part of those entitled to redeem as provided by the law in Alabama.

In witness whereof, GAC Trans-World Acceptance Corporation, a corporation, has caused this instrument to be executed by and through W. R. Baker as auctioneer conducting the said sale and as its attorney, and the said W. R. Baker as the auctioneer conducting the said sale has hereto set his signature and seal, this August 14th, 1970.

GAC Trans-World Acceptance Corporation
by: W. R. Baker
attorney

W. R. Baker

State of Tennessee §
Cheatham County §

I, Sondra Harris, a Notary Public at large for the State of Tennessee, hereby certify that W. R. Baker, who is personally known to me and whose name is signed to the foregoing deed as auctioneer and attorney for GAC Trans-World Acceptance Corporation and as auctioneer conducting the sale of the property conveyed by the foregoing deed, acknowledged before me this day that, being informed of the contents of the said deed, he executed the same voluntarily on the date stated in it in his capacity as auctioneer and attorney for GAC Trans-World Acceptance Corporation with full authority to do so, and in his capacity as auctioneer conducting the said sale with full authority.

Given under my signature and official seal this August 17th, 1970.

Sondra Harris
Notary Public

My commission expires January 27th, 1974.

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 AUG 19 PM 9:28

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