

STATE OF ALABAMA)
JEFFERSON COUNTY).

617
FORECLOSURE DEED

This indenture made and entered into by and between
Sidney E. Partridge and wife, Lola F. Partridge
Parties of the First Party, and CITY FEDERAL SAVINGS & LOAN
ASSOCIATION, a corporation, Party of the Second Part,

WITNESSETH:

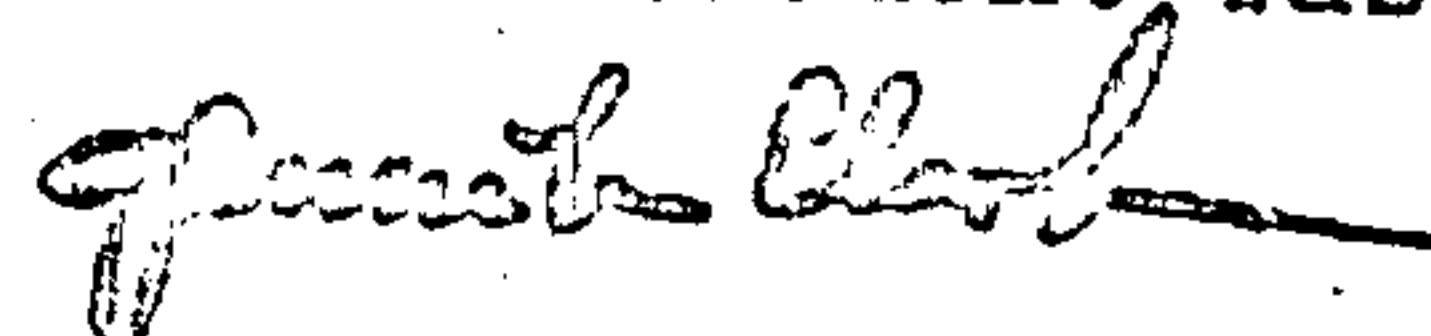
That, WHEREAS, said Parties of the First Part did under
date of January 2 , 19 63 , execute a mortgage to CITY
FEDERAL SAVINGS & LOAN ASSOCIATION, on the hereinafter described
property which mortgage is duly recorded in the Office of the
Judge of Probate of Shelby County, Alabama, in Volume 280 ,
Page 742 , Record of Mortgages, and;

WHEREAS, by the terms of said mortgage, default in the
monthly payments due thereunder matured the entire indebtedness
secured thereby, and thereupon the said Party of the Second Part
was authorized and empowered after giving notice of the time,
place and terms of sale once a week for three consecutive weeks
in some newspaper published in Columbiana , Shelby
County, Alabama, to sell said property at public outcry to the
highest bidder for cash and from the Courthouse door in
Columbiana , Shelby County, Alabama at which sale
the said Party of the Second Part was authorized to bid and if
the highest bidder therefor to become the purchaser of said
property, and;

WHEREAS, such default was made in the payment of the
indebtedness secured by said mortgage which default has continued
to this day, and;

WHEREAS, said property was advertised and sold in all
respects as provided by the terms of said mortgage on the
2nd day of November , 19 70 , in front of the main

This instrument was prepared by


Lange, Simpson, Robinson & Somerville
Birmingham, Alabama

entrance of the Courthouse in Columbiana , Shelby County, Alabama, after giving notice of the time, place and terms of said sale by publication once a week for three consecutive weeks in the Shelby County Reporter , a newspaper published in the City of Columbiana , Shelby County, Alabama, at which sale CITY FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation, did become the purchaser of said property at and for the sum of Five Thousand Three Hundred Seventy Seven and 63/100 (\$5,377.63) DOLLARS, this being the highest and best bid.

NOW, THEREFORE, in consideration of the premises and the sum of Five Thousand Three Hundred Seventy Seven and 63/100 (\$5,377.63)

DOLLARS paid to the Parties of the First Part by CITY FEDERAL SAVINGS & LOAN ASSOCIATION, the said Parties of the First Part,

have granted, bargained and sold and do by these presents grant, bargain, sell and convey unto CITY FEDERAL SAVINGS & LOAN ASSOCIATION, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the NW 1/4 of the SW 1/4 of Section 11, Township 18 South, Range 1 East, more particularly described as follows: Commence at the northwest Corner of the above said quarter-quarter section and in a southerly direction along the West line of said quarter-quarter run a distance of 394 feet to the Northerly right of way line of Highway #25 thence south 56° 15' East along said right of way line for a distance of 200 feet to the point of beginning, thence continue along the same said course for a distance of 398 feet, thence turn an angle of 122° 31' to the left for a distance of 390.99 feet, thence turn an angle of 57° 48' to the left for a distance of 187.72 feet, thence turn an angle of 89° 41' to the left for a distance of 328.53 feet to the point of beginning. Except that part thereof conveyed to Kenneth Brasher, and wife, Joan Brasher by deed recorded in Volume 205, Page 232, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said CITY FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns forever, as fully and completely in all respects as the said Parties of the First Part could convey the same.

IN WITNESS WHEREOF, the said Parties of the First Part have caused these presents to be executed by and through CITY FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation, and by and through the undersigned auctioneer, both duly authorized thereto on this the 2nd day of November, 19 70.

Sidney E. Partridge and wife, Lola F. Partridge
Mortgagors
By: CITY FEDERAL SAVINGS & LOAN ASSOCIATION,
a corporation,
By: Richard H. Vigneulle Mortgagee
Its Executive Vice President
And by: James L. Clark
Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dorothy N. Daughtry, a Notary Public
and for said County in said State, hereby certify that Richard H. Vigneulle, whose name as Executive Vice President of CITY FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, he as such officer and with full authority, executed the same voluntarily on the day and date the same bears date for and as the act of said corporation.

Given under my hand and official seal, this 4th day of November, 19 70.

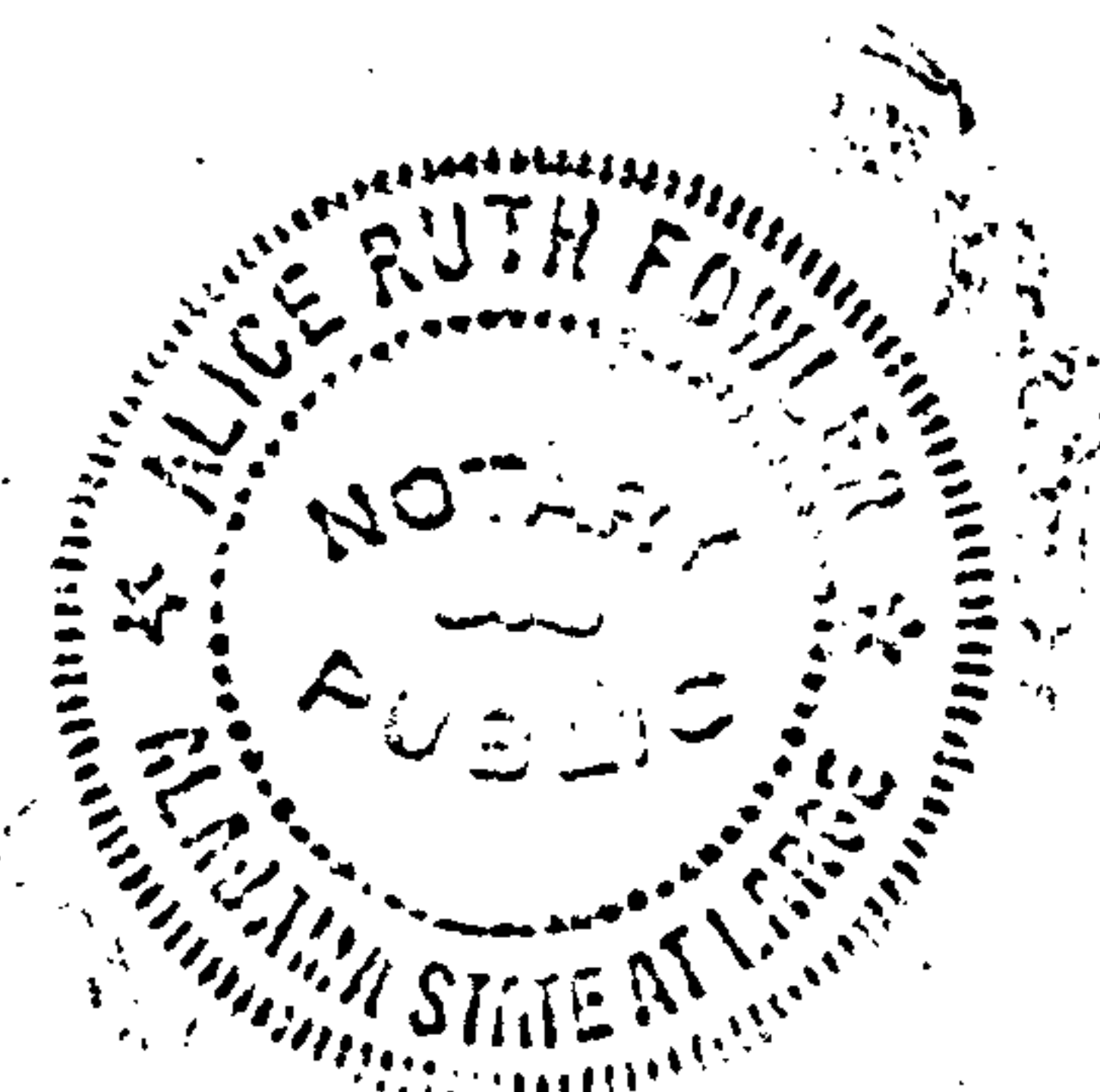
Dorothy N. Daughtry
NOTARY PUBLIC

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Alice Ruth Fowler, a Notary Public in and for said County, in said State, hereby certify that James L. Clark, whose name as Auctioneer of CITY FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation, mortgagee 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 said conveyance, he as such Auctioneer, and with full authority, executed the same voluntarily on the day and date the same bears date.

Given under my hand and official seal, this 2nd day of November, 19 70.

Alice Ruth Fowler
NOTARY PUBLIC



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
970 NOV-6 AM 10:00
J.C.C. FILE NUMBER 08000
RE. BK. & PAGE AS SHOWN
CONF. H. J. JUDGE OF PROBATE