

1212
STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore, on, to-wit, February 7, 1969, James Edward Gurley and wife, Barbara K. Gurley, executed a certain mortgage on property hereinafter described to Engel Mortgage Company, Inc., a corporation which said mortgage is recorded in Mortgage Book 310, at Page 740, in the office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, on the 24th day of February, 1969, said Engel Mortgage Company, Inc., transferred and assigned said mortgage and the debt thereby secured to Federal National Mortgage Association, said transfer and assignment being recorded in Deed Book 256, at Page 864, and in Deed Book 258, at Page 008, in the Office of the Judge of Probate of Shelby County, Alabama, and said Federal National Mortgage Association is now the holder and owner of said mortgage and debt; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in the case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three consecutive weeks prior to said sale at public outcry 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 might bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Federal National Mortgage Association 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 of general circulation published in Shelby County, Alabama, in its issues of December 3, 10 and 17, 1970; and

WHEREAS, on January 5, 1971, the day on which the foreclosure sale 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 Federal National Mortgage Association did receive the proceeds of said sale and the same were deposited in the Court of the Probate Judge of Shelby County, Alabama, for the benefit of the mortgagee and the holder of the mortgage.

door in the Town of Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Wade H. Morton, Jr., was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Federal National Mortgage Association; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Federal National Mortgage Association, in the amount of Ten Thousand Five Hundred and No/100 (\$10,500.00) Dollars, which sum of money Federal National Mortgage Association offered as credit on the indebtedness secured by said mortgage and said property was thereupon sold to Federal National Mortgage Association;

NOW, THEREFORE, in consideration of the premises and a credit in the amount of Ten Thousand Five Hundred and No/100 (\$10,500.00) Dollars on the indebtedness secured by said mortgage, the said Federal National Mortgage Association, by and through Wade H. Morton, Jr., as auctioneer conducting said sale, and as attorney-in-fact for Federal National Mortgage Association and James Edward Gurley and wife, Barbara K. Gurley, respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Lot 8, Block 3, according to Squire's Map of the Town of Helena, Alabama, as shown in Map Book 3, page 121, Office of Judge of Probate of Shelby County, Alabama, and run thence North along the West boundary of Main Street a distance of 91.5 feet, more or less, to the NE corner of property heretofore conveyed to Jack Flanigan, as shown by deed recorded in Deed Book 248, page 670, Office of Judge of Probate of Shelby County, Alabama, which is the point of beginning of the parcel herein described; thence continue North along said West boundary of Main Street a distance of 57.0 feet; thence turn an angle of 90 deg. 43 min. to the left and run in a Westerly direction a distance of 104.0 feet to a point on the East boundary of Second Street; thence in a Southerly direction along the East boundary of Second Street a distance of 57.0 feet to the NW corner of said Flanigan property; thence run in an Easterly direction along the North line of said Flanigan property a distance of 100.52 feet to the point of beginning.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD The above described property unto Federal National Mortgage Association, its successors and assigns forever; subject, however, to the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of Alabama.

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IN WITNESS WHEREOF, the Federal National Mortgage Association, and James Edward Gurley and wife, Barbara K. Gurley, have caused this instrument to be executed by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 5th day of January, 1971.

JAMES EDWARD GURLEY

BY

Wade H. Morton, Jr.
Wade H. Morton, Jr., as Auctioneer
and Attorney-in-Fact

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY

Wade H. Morton, Jr.
Wade H. Morton, Jr., as Auctioneer
and Attorney-in-Fact

BARBARA K. GURLEY

BY

Wade H. Morton, Jr.
Wade H. Morton, Jr., as Auctioneer
and Attorney-in-Fact

Wade H. Morton, Jr.
Wade H. Morton, Jr., as Auctioneer
Conducting Said Sale

STATE OF ALABAMA)
SHELBY COUNTY)

I, Nancy K. Brasher, a Notary Public in and for said county in said state, hereby certify that Wade H. Morton, Jr., whose name as auctioneer is signed to the foregoing conveyance, and who signed the names of James Edward Gurley and Barbara K. Gurley, husband and wife, and also who signed the name of Federal National Mortgage Association, 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 executed the same voluntarily on the day the same bears date, as the action of himself as auctioneer and the person conducting the same for Federal National Mortgage Association, transferee of the mortgage, with full authority, for and as the act of said corporation, and as the actions of James Edward Gurley and wife, Barbara K. Gurley, mortgagors, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 5th day of January, 1971.

Nancy K. Brasher
Notary Public

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STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
1971 JAN -5 PM 3:54
U.C. FILE NUMBER ON
REC. EN. & PAGE AS SHOWN ABOVE
Conceded
JUDGE OF PROBATE