

1254
STATE OF ALABAMA

SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by Shennell Allen and husband, Raymond Allen, to Jeffco Finance & Discount Company on July 3, 1968, said mortgage being recorded in the Office of Judge of Probate of Shelby County, Alabama, in Mortgage Book 309 at page 170, which mortgage described the real estate hereinafter set out, and

WHEREAS, said mortgage was thereafter assigned and transferred to Security Discount Company, as shown by document recorded in Deed Book 265 at page 36 in said Probate Office, and

WHEREAS, said mortgage was thereafter assigned and transferred to Lawrence Edward Carter, as shown by document recorded in Deed Book 265 at page 38 in said Probate Office, and

WHEREAS, said real estate mortgage and the laws of Alabama provided that said real estate described therein should be sold at public auction to the highest bidder for cash, at and in front of the Courthouse door of the Shelby County Courthouse in Columbiana, Alabama, after advertisements of such sale in some newspaper published in Shelby County, Alabama, once a week for four consecutive weeks, and also by advertising in a newspaper published in Jefferson County, Alabama, for four consecutive weeks, of the time, place, and terms of said sale, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage, after maturity, or default of the same, and

WHEREAS, said Lawrence Edward Carter, as Assignee of said mortgage, did cause such advertisements of such sale to be given in the Shelby County Reporter, a newspaper published in Shelby

County, Alabama, in the issues of said newspaper published on December 10, December 17, December 24, and December 31, 1970, and did also cause such advertisementsof such sale to be given in the Birmingham Messenger, a newspaper published in Jefferson County, Alabama, in the issues of said newspaper published on December 12, December 19, December 26, 1970, and January 2, 1971, and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder for cash, in front of the entrance of the Shelby County Courthouse in Columbiana, Alabama, during the legal hours of sale on the 8th day of January, 1971, and at said sale said real estate was purchased by Lawrence Edward Carter for the sum of \$ 1,413.33 , which sum of money was the highest and best bid for said real estate at said sale;

NOW THEREFORE, in consideration of the premises, and of the payment of the sum of \$1,413.33 by crediting the same upon the mortgage indebtedness secured by said mortgage, said Shenell Allen and husband, Raymond Allen, mortgagors, and Lawrence Edward Carter, assignee of said mortgage, do each hereby grant, bargain, sell, and convey unto said Lawrence Edward Carter the following described real estate lying and situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the Nancy Elliott lot at Byersville road and running North along said road 53½ yards; thence East 35 feet to the point of beginning of the property herein conveyed; thence continue in an Easterly direction 36 feet; thence in a Southerly direction 150 feet; thence in a Westerly direction 36 feet; thence in a Northerly direction 150 feet to the point of beginning. Being in the SE¼ of the SE¼ of Section 1, Township 21, Range 3 West, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD above described premises unto said Lawrence Edward Carter, his heirs and assigns forever.

IN WITNESS WHEREOF, said Shenell Allen and husband, Raymond Allen, and Lawrence Edward Carter, acting by and through Oliver P. Head, Attorney in Fact and Auctioneer making the said sale, have hereunto set their hands and seals on this 8th day of January, 1971.

SHENELL ALLEN, MORTGAGOR

BY Frank Head (SEAL)
Auctioneer

RAYMOND ALLEN, MORTGAGOR

BY Frank Head (SEAL)
Auctioneer

LAWRENCE EDWARD CARTER, ASSIGNEE

BY Frank Head (SEAL)
Attorney in Fact and Auctioneer

STATE OF ALABAMA

SHELBY COUNTY

I, Mary D. Thompson, a Notary Public in and for said County, in said State, hereby certify that Frank . Head, who is known to me, and whose name as Auctioneer for Shenell Allen and husband, Raymond Allen, Mortgagors, and as Attorney in Fact and Auctioneer for Lawrence Edward Carter, Assignee, is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Auctioneer for Shenell Allen and husband, Raymond Allen, Mortgagors, and as such Attorney in Fact and Auctioneer for Lawrence Edward Carter, Assignee, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of January, 1971.

Mary D. Thompson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 JAN -8 PM 12:19

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Comm. 9/23/68
JUDGE OF PROBATE