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Shelby Cnty Judge of Probate, AL
02/05/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, heretofore, on to-wit: June 30, 1964, Mattie Taylor and Sarah Mae Hunter, single women, executed a certain mortgage to T. M. Burgin Demolition Co., Inc., which said mortgage is recorded in Mortgage Book Volume 289 at Page 78, in the Office of the Judge of Probate of Shelby County, Alabama; that said mortgage was given to secure a purchase money indebtedness for the property herein described, and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said T. M. Burgin Demolition Co., Inc. did declare all of the indebtedness secured by said mortgage due and payable, and said mortgage being subject to foreclosure, in accordance with the terms thereof, the said T. M. Burgin Demolition Co., Inc. did publish in the Shelby County Reporter, a newspaper of general interest and circulation published in Columbiana, Alabama, its intention to foreclose said mortgage in the issues of said newspaper published on to-wit: February 20, 27, March 6 and 13, 1969, and

WHEREAS, on the 9th day of April, 1969, the day on which the said foreclosure was to be made under the terms of said notice, said foreclosure sale was duly and properly conducted between the legal hours of sale, and the said T. M. Burgin Demolition Co., Inc. by and through its attorney, W. F. Spencer, did offer for sale at public outcry in front of the Court House of Shelby County, Alabama, Columbiana, Alabama, the real property hereinafter described, and

WHEREAS, the highest and best bid for the real property described in the aforementioned mortgage was the bid of T. M. Burgin Demolition Co., Inc. in the amount of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00), which sum was offered to be credited on the indebtedness secured by said mortgage, together with the cost of sale, and thereupon said property was sold to T. M. Burgin Demolition Co., Inc., it being the highest and best bid at said sale, and whereas W. F. Spencer, Attorney, acting for said mortgagee, conducted said sale, and, under the terms and stipulations contained in said mortgage, the person conducting said sale is authorized and empowered to execute to the purchaser at said sale a deed to the property described,

NOW THEREFORE, in consideration of the premises and the sum of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00), T. M. Burgin Demolition Co., Inc., by and through the said W. F. Spencer, does grant, bargain, sell and convey unto the said T. M. Burgin Demolition Co., Inc., the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 21, Range 3 West, in Shelby County, Alabama more particularly described as follows: Begin at the Northwest corner of the

Roy Williams lot at the Harpersville Road right-of-way, thence run East 210 feet, thence North 105 feet, thence West 210 feet to said Harpersville Road right-of-way, thence South along said road right-of-way 105 feet to the point of beginning. Containing one-half (1/2) acre, more or less. Being the same parcel of land conveyed by deed dated November 3, 1936 and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Volume 125 at Page 156.

TO HAVE AND TO HOLD the above described real property unto the said T. M. Burgin Demolition Co., Inc., a corporation, its successors and assigns forever, subject, however, to the statutory right of redemption on the part of those entitled to redeem the same as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, the said Mattie Taylor and Sarah Mae Hunter, by and through the said T. M. Burgin Demolition Co., Inc., and by W. F. Spencer, its agent and attorney, and as auctioneer conducting said sale, caused these presents to be executed on this the 9th day of April, 1969.

MATTIE TAYLOR AND SARAH MAE HUNTER

BY: T. M. BURGIN DEMOLITION CO., INC.

BY: W. J. Spence
As Auctioneer

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, Margaret C. Oliver, a Notary Public, in and for said County in said State, hereby certify that W. F. Spencer, whose name as Auctioneer, Agent, and Attorney for T. M. Burgin Demolition Co., Inc., is signed to the foregoing Mortgage Foreclosure Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of April,
1969.

Margaret C. Oliver
Notary Public



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STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
Recd. 2/17/50
 1971 FEB - 5 AM 10:24
 U.C.C. FILE NUMBER OR
 REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Jones
 JUDGE OF PROBATE