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Shelby Cnty Judge of Probate, AL
05/04/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA)
COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That whereas, heretofore, on, to-wit, August 7, 1967, E. G. Whitfield and wife, Lela B. Whitfield executed a certain mortgage on property hereinafter described to Alabama Equity Corporation, which said mortgage is recorded in Book 306, page 620, in the Office of the Judge of Probate of Shelby County, Alabama, which said mortgage together with the indebtedness was duly transferred to Olshan Realty Company, Inc., by instrument recorded in Book 250, page 297, in said Probate Office; and which said mortgage together with the indebtedness was duly transferred from Olshan Realty Company, Inc. to Civic Mortgage Corporation by instrument recorded in Book 250, page 298, in the said Probate Office; and

WHEREAS, in and by said mortgage the transferee was authorized and empowered in 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, Alabama, Shelby County, 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 it was further provided in and by said mortgage that the transferee may 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 transferee, Civic Mortgage Corporation, 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 Columbiana,

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Shelby County, Alabama, in its issues of April 8, 15, 22, 1971; and

WHEREAS, on May 4, 1971, the day on which the foreclosure 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 Civic Mortgage Corporation as transferee did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, at Columbiana, Alabama, the property hereinafter described; and

WHEREAS, PAUL SAM CARRERA was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Civic Mortgage Corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Civic Mortgage Corporation in the amount of \$1961.47, which sum of money Civic Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Civic Mortgage Corporation.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$1961.47 on the indebtedness secured by said mortgage, the said Civic Mortgage Corporation by and through PAUL SAM CARRERA, as auctioneer conducting said sale, and as Attorney-in-fact for Civic Mortgage Corporation, and the said _____, as the auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Civic Mortgage Corporation the following described real estate in Shelby County, Alabama:

Lot No. 114 as shown on a map entitled "Property Line Map of Siluria Mills" prepared by Joseph A. Miller, Registered Civil Engineer on October 5, 1965, and being more particularly described as follows:
Commence at the intersection of the Southerly right-of-way line of 1st Ave. and the Westerly right-of-way line of Fallon Ave. said right-of-way lines as shown on the dedication of the Streets and Easements of the Town of Siluria, Alabama; thence Northwesterly along said right-of-way line of 1st Ave. for 150.00 feet to the point of beginning; the 91° 08' 38" left and run Southwesterly for 106.27 feet; thence 89° 53' 11" right and run Northwesterly for 78.99 feet; thence 90° 06' 36" right and run Northeasterly for 108.00 feet to a point on the Southerly right-of-way line of 1st Ave.;



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thence 91° 08' 51" right and run Southwesterly
along said right-of-way line of 1st Ave. from
79.00 feet to the point of beginning.
Subject to a first mortgage to City Federal
Savings & Loan Assn. as recorded in Volume
298, page 156, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto
Civic Mortgage corporation, its successors and assigns forever,
subject, however, to the statutory rights of redemption from said
foreclosure sale on the part of those entitled to redeem as provided
by the laws of the State of Alabama.

IN WITNESS WHEREOF, Civic Mortgage Corporation has
caused this instrument to be executed by and through PAUL SAM
CARRUB as Auctioneer conducting said sale, and as attorney-in-fact,
and _____ as Auctioneer conducting said sale has
hereunto set his hand and seal on this the 4 day of May, 1971.

CIVIC MORTGAGE CORPORATION

BY Paul Sam Carrub
As Auctioneer and Attorney-in-fact.

As Auctioneer conducting said sale.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
4:00 PM - 4 MAY 11:54

U.S. DEPT. OF JUSTICE
REC. DIV. FILED IN SOUTHERN
DISTRICT OF ALABAMA
COMM-FBI

STATE OF ALABAMA)
COUNTY)

I, the undersigned authority, a Notary Public in and for
said County, in said State, hereby certify that Paul Sam Carrub
whose name as Auctioneer and Attorney-in-fact for Civic Mortgage
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 the conveyance, he in his capacity as said Auctioneer
and Attorney-in-fact, with full authority executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this the 13th day
of May, 1971.

Alex R. L. L. L.
NOTARY PUBLIC

STATE OF ALABAMA)
COUNTY)

I, the undersigned authority, a Notary Public in and for
the County in said State, hereby certify that _____, whose
name as auctioneer 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, in his capacity
as Auctioneer, executed the same voluntarily and with full authority
on the day the same bears date.

Given under my hand and official seal this the ____ day
of May, 1971.

NOTARY PUBLIC

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