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Shelby Cnty Judge of Probate, AL
06/18/1971 12:00:00 AM FILED/CERT

3582
STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That whereas, on, to-wit, the 7th day of February, 1968, D. DeLeon Swindle executed a certain mortgage to C. T. Walters to secure an indebtedness mentioned therein, said mortgage being recorded in Mortgage Book 308 page 79 in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, default was made by said mortgagor in the payment of the indebtedness secured by said mortgage, and same being subject to foreclosure; and

WHEREAS, under the power contained in said mortgage, the property therein described was advertised for sale for more than 21 days by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, giving notice of the time, place and terms of sale, said notice appearing in the issues of said paper published on April 29, 1971, May 6, 1971, and May 13, 1971, which said notices gave the date of the sale as May 24, 1971, and said sale was had on said date; and

WHEREAS, in strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash at noon on May 24, 1971, in front of the courthouse door for Shelby County, Alabama, at Columbiana, Alabama, and the same was purchased by Gladys Walters, Karl Walters, Rodes Walters and Sarah W. Moffitt, owners of said mortgage under the Last Will and Testament of C. T. Walters, deceased, original mortgagee, for the sum of Four Thousand Two Hundred Eighty-one and 09/100 Dollars (\$4,281.09), which was the best and highest bid therefor; the mortgage being authorized under the powers given in said mortgage to bid and become the purchaser at said sale.

NOW, THEREFORE, in consideration of the premises and by virtue of their authority as mortgagees in said mortgage and under and by virtue of the power of sale contained in said mortgage and the law in such cases made and provided, the said Gladys Walters, Karl Walters, Rodes Walters, and Sarah W. Moffitt, owners of said mortgage under the Last Will and Testament of C. T. Walters, deceased, original mortgagee, as mortgagees, do hereby grant, bargain, sell and convey unto the said Gladys Walters, Karl Walters, Rodes Walters and Sarah W. Moffitt all their right, title, claim and interest and all the right, title, claim and interest of D. DeLeon Swindle, in and to the following described real property situated in Shelby County, Alabama, to-wit:

Lot Fifteen (13), according to "Walters Cove" First Sector, as shown by Subdivision map recorded in Map Book 5, page 22, in the Probate Office of Shelby County, Alabama.

Subject to all rights, restrictions and permits of record.

TO HAVE AND TO HOLD unto the said Gladys Walters, Karl Walters, Rodes Walters, Sarah W. Moffitt, their heirs and assigns forever.

At said sale, Karl C. Harrison, acted as auctioneer, he being duly authorized thereunder by the said Gladys Walters, Karl Walters, Rodes Walters, and Sarah W. Moffitt, owners of said mortgage under the Last Will and Testament of C. T. Walters, deceased, original mortgagee.

Witness my hand and seal this the 24th day of May, 1971.

D. DeLeon Swindle

By Karl C. Harrison
Attorney in Fact and Auctioneer making
the sale.

Gladys Walters, Karl Walters, Rodes Walters, and Sarah W. Moffitt
owners of said mortgage under will of C. T. Walters, dec., the original
mortgage

By Karl C. Harrison
Attorney in Fact and Auctioneer making
the sale.

State of Alabama

Shelby County

I, Martha B. Jaine, a Notary Public in and for said County in said State, hereby certify that Karl C. Harrison, whose name as Attorney in Fact and Auctioneer making the sale for D. DeLeon Swindle, and as Attorney in Fact and Auctioneer making the sale for Gladys Walters, Karl Walters, Rodes Walters, Sarah W. Moffitt, Owners of said mortgage under the Last will and Testament of C. T. Walters, deceased, original 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 the conveyance, he, in his capacity as such Attorney in Fact and Auctioneer making the sale, executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of May, 1971.

Martha B. Jaine
Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
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REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. J. Jaine
JUDGE OF PROBATE