

345

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: September 5, 1962; Oscar Sykes and Loretta Sykes executed a certain mortgage on the property hereinafter described to Jim Walter Corporation which said mortgage is recorded in Book 279, Page 236-37, in the Probate Office of Shelby County, Alabama; and,

WHEREAS, in and by said mortgage the mortgagee 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 of said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for 4 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 was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and,

WHEREAS, said mortgage with the powers therein contained was duly assigned to Mid-State Homes, Inc. on the 27th day of August, 1963; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said assignee 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 published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 10; June 17; June 24; and, July 1, 1971.

WHEREAS, on July 6, 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 Mid-State Homes, Inc., as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, Richard Dwigans was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Assignee, Mid-State Homes, Inc.; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Mid-State Homes, Inc., in the amount of One thousand, One hundred, Thirty and no/100----- Dollars, which sum of money Mid-State Homes, Inc. offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to

Mid-State Homes, Inc.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 1,130.00 on the indebtedness secured by said mortgage, the said Mid-State Homes, Inc. by and through Richard Dwigans as Auctioneer conducting said sale and as attorney in fact and the for Mid-State Homes, Inc. as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND sold Richard Dwigans, the following described property CONVEY unto the said Mid-State Homes, Inc. situated in Shelby County, Alabama, to-wit:



19710714000028540 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/14/1971 12:00:00 AM FILED/CERT

A parcel of landlying and being in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 22, Range 3 West, begin at a point marked by an iron stob at the southwest corner of Joe Davis property, run east 310 feet along the north side of dirt road to a point of beginning of land herein surveyed, thence north 210 feet, thence east 105 feet, thence south 210 feet, thence west 105 feet to the point of beginning.

TO HAVE AND TO HOLD THE above described property unto Mid-State Homes, Inc. its heirs and assigns forever, subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF **Mid-State Homes, Inc.** has caused this instrument
to be executed by and through **X Richard Dwigans** as Auctioneer conducting this said sale, and
as attorney in fact, and **X Richard Dwigans** as Auctioneer conducting said sale has hereto set his hand
and seal on this the **6th** day of **July**, 19 **71**.

BY
X Richard Dwigans as Auctioneer
Richard Dwigans
and Attorney in Fact
X Richard Dwigans as Auctioneer
Richard Dwigans
conducting said sale.

STATE OF ALABAMA

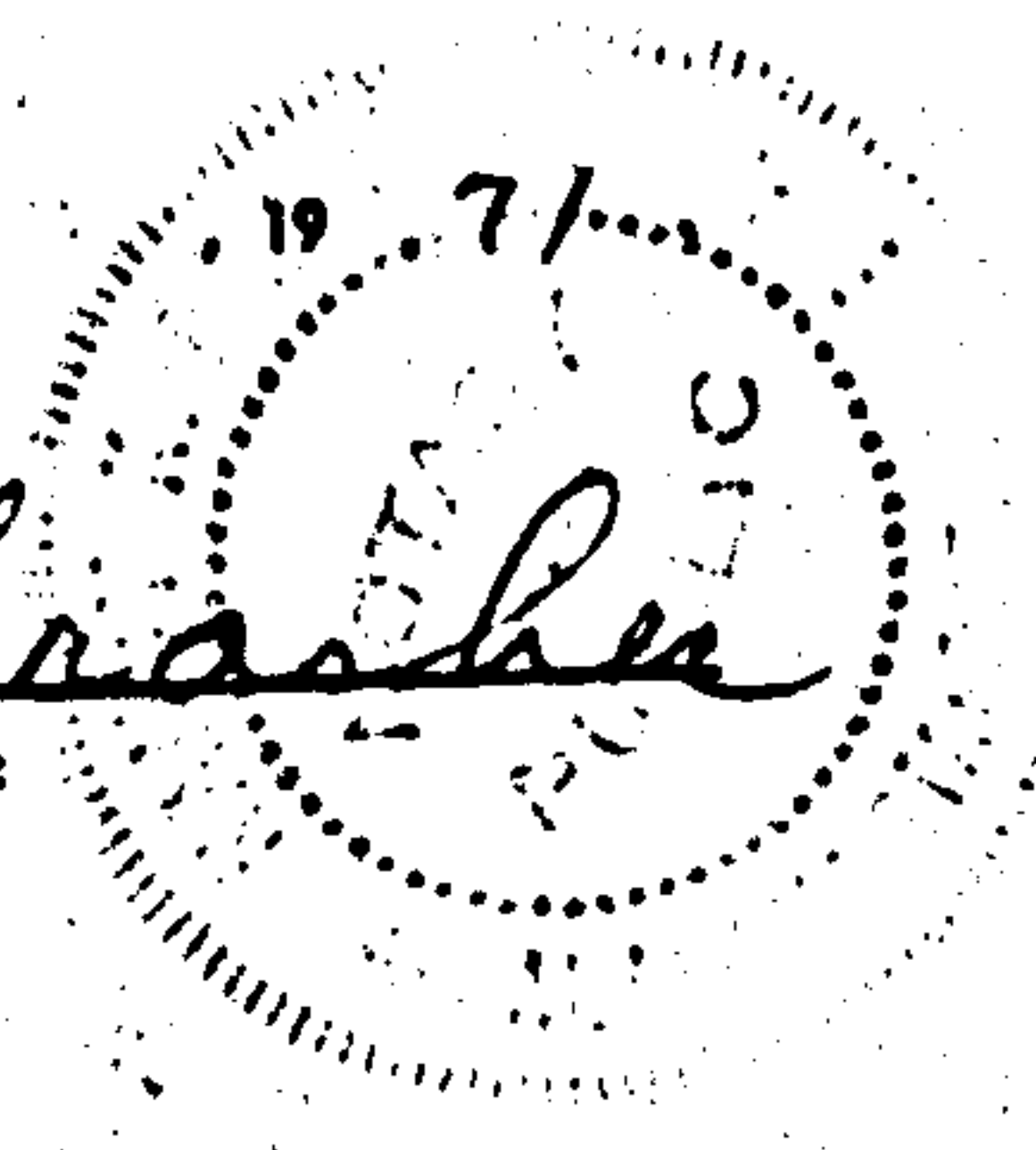
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **X Richard DWigans**
, whose name as Auctioneer and Attorney in Fact for **Mid-State Homes, Inc.**,
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 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 on this the

6th day of **July**, 19 **71**

Nancy L. Brasher
Notary Public



RETURN TO:

R. A. NORRED
616 - 2121 Bldg.
2121 - 8th Ave., No.
BIRMINGHAM, ALA. 35203
Telephone 323-4076



19710714000028540 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/14/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 JUL 14 AM 10:27
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONF. NUMBER
JUDGE OF PROBATE

BOOK 268 PAGE 835