

7764
FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

19720307000012250 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/07/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: March 24, 1967; E. V. Chancellor and Mae Frances Chancellor executed a certain mortgage on the property hereinafter described to Jim Walter Corporation which said mortgage is recorded in Book 305, Page 588-89, 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 10th day of April, 1967; 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, in its issues of Jan. 20; Jan. 27; February 3; and, February 10, 1972

WHEREAS, on February 23, 1972, 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, Frank Keith 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 Two thousand, Two hundred and Forty 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 \$ 2,240.00 on the indebtedness secured by said mortgage, the said Mid-State Homes, Inc. by and through X Frank Keith as Auctioneer conducting said sale and as attorney in fact for Mid-State Homes, Inc. and the said X Frank Keith as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Mid-State Homes, Inc., the following described property situated in Shelby County, Alabama, to-wit:

A lot in the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, thence run West along the south line of said Quarter Quarter Section a distance of 325.62 feet to the point of beginning; thence continue West along the South line of said Quarter Quarter Section a distance of 210.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210.00 feet to the point of beginning. Situated in the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama. An easement for a roadway in the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East, more particularly described as follows: Beginning at the SE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run West along the South line of said Quarter Quarter Section a distance of 325.62 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 30 ft; thence turn an angle of 90 deg. to the right and run a distance of 325.62 ft; thence turn an angle of 90 deg. 00' to the right and run a distance of 30 ft. 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.



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IN WITNESS WHEREOF **Mid-State Homes, Inc.**

has caused this instrument

to be executed by and through *X Frank Keith*

as Auctioneer conducting this said sale, and

as attorney in fact, and *X Frank Keith*

as Auctioneer conducting said sale has hereto set his hand

and seal on this the **23rd**

day of **February**

, 19 **72**

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 MAR -7 AM 8:55
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
COMM. # 14266
JUDGE OF PROBATE

BY

X Frank Keith

, as Auctioneer

and Attorney in Fact,

X Frank Keith

, as Auctioneer

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 FRANK KEITH*

, 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

23rd

day of

February

, 19 **72**

Heddie Dausky

Notary Public

My Commission

Expires May 12, 1973

RETURN TO:

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

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3.00