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Prepared by:
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BIRMINGHAM, ALABAMA

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STATE OF ALABAMA]

SHELBY COUNTY



19720807000038770 1/4 \$.00
Shelby Cnty Judge of Probate, AL
08/07/1972 12:00:00 AM FILED/CERT

MORTGAGE FORECLOSURE **DEED**
SALE

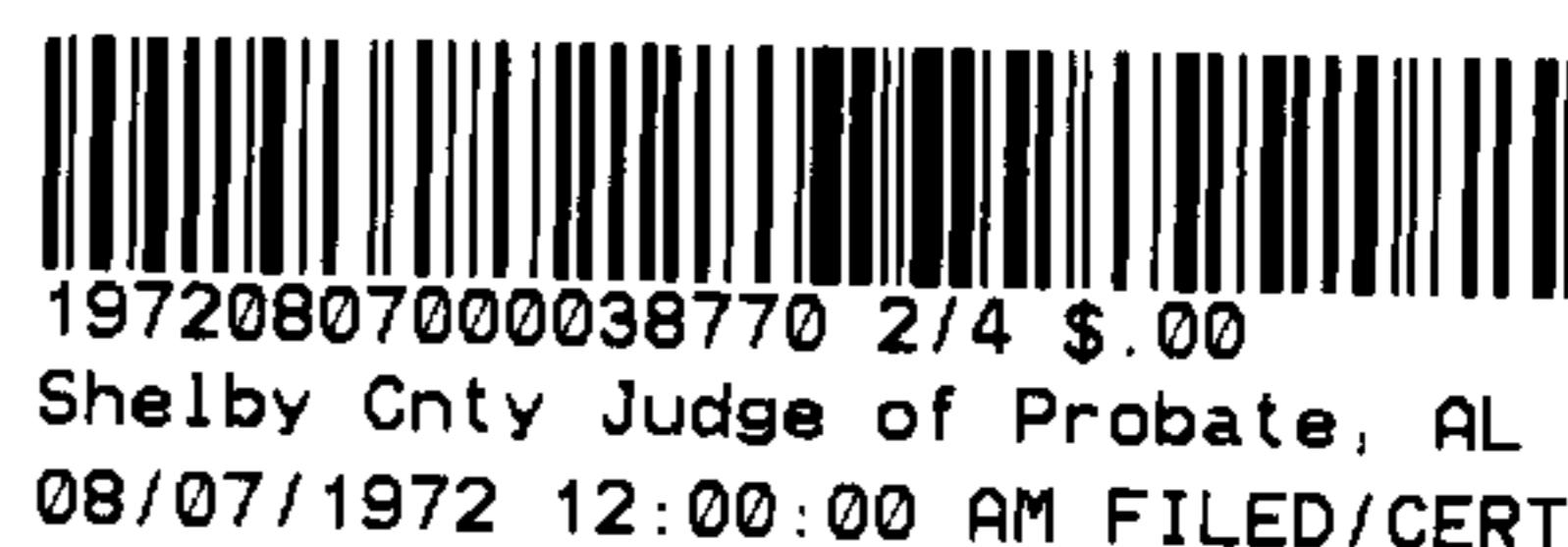
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS: B. H. Green, Sr. and wife, Mamie L. Green, did on January 19, 1965, execute to Chris Mitchell, Jack McFarland and Sergei Kampakis (hereinafter called "the Mortgagees") a certain mortgage recorded in the office of the Judge of Probate of Shelby County, Alabama, in Book 291, Page 899, which conveyed the hereinafter described real estate to secure an indebtedness evidenced by a promissory note payable in installments therein described; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof, or the interest thereon, remains unpaid at maturity, then the whole of said indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagees, agents or assigns, shall have the authority to sell said property before the Courthouse door of Shelby County, Alabama, at public outcry, for cash, after first giving notice by publication once a week for three (3) consecutive weeks of the time, place and terms of said sale in some newspaper published in said county, and further provides that the Mortgagees 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 Mortgagees did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided, and did give due and proper notice of the foreclosure of said mortgage by

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publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of July 13, 20 and 27, 1972; and

WHEREAS, on August 7, 1972, the date 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 conducted, and Chris Mitchell, Jack McFarland and Sergei Kampakis did offer for sale and sell at public outcry in front of the Shelby County Courthouse door in Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Chervis Isom was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Chris Mitchell, Jack McFarland and Sergei Kampakis; and

WHEREAS, the said Chris Mitchell, Jack McFarland and Sergei Kampakis offered the highest and best bid in the amount of Seven Thousand Nine Hundred Seventy Six and 81/100 (\$7,976.81) Dollars;

NOW, THEREFORE, in consideration of the premises, and by virtue of his authority as auctioneer conducting said foreclosure sale, and as empowered by the law in such cases, the undersigned Chervis Isom, as such auctioneer, does hereby grant, bargain, sell and convey unto Chris Mitchell, Jack McFarland and Sergei Kampakis the following described property situated in Shelby County, Alabama:

Part of the NE1/4 of NW 1/4 Section 29, Township 19 South, Range 1 East, more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of the NW 1/4 of Section 29 and run East along the Southern boundary line of said 1/4 - 1/4 Section 194 feet; thence North and parallel with the West line of said 1/4 - 1/4 Section 800 feet to the point of beginning of tract

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herein described; thence continue North on the same course 100 feet; thence turning to the right, run East and parallel with South boundary line of said 1/4 - 1/4 Section 135 feet more or less to the West line of property formerly belonging to Oscar McInnerney; thence turn to right and run South along West line of McInnerney property 100 feet; thence turning to right and run West 135 feet to East line of a 30 foot road to the point of beginning.

TO HAVE AND TO HOLD to the said Chris Mitchell, Jack McFarland and Sergei Kampakis, their heirs and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to them under and by virtue of the power and authority contained in the aforesaid mortgage; 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, Chris Mitchell, Jack McFarland and Sergei Kampakis, as the Mortgagee, and B. H. Green, Sr. and wife, Mamie L. Green, as Mortgagors, have caused this instrument to be executed by and through Chervis Isom, as auctioneer conducting said mortgage foreclosure sale and as attorney-in-fact for all parties separately, and Chervis Isom, as such auctioneer conducting said mortgage foreclosure sale and as attorney-in-fact for each of said parties, has hereunto set his hand and seal on this seventh day of August, 1972.

B. H. GREEN, SR. AND WIFE, MAMIE L. GREEN:

By: Chervis Isom
Auctioneer and Attorney-in-fact

CHRIS MITCHELL, JACK MC FARLAND AND SERGEI KAMPAKIS:

By: Chervis Isom
Auctioneer and Attorney-in-fact

Chervis Isom
Chervis Isom, Auctioneer
Conducting said Sale.

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I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Chervis Isom, whose name as Auctioneer and as Attorney-in-fact, and as Auctioneer conducting said sale, 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 seal this 7th day of August, 1972.

Nancy K. Brasher
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Filed July 31:00
1972 AUG - 7 PM 1:47
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Nancy K. Brasher
JUDGE OF PROBATE