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Shelby Cnty Judge of Probate, AL
04/16/1973 12:00:00 AM FILED/CERT

This instrument prepared by:
Wade H. Morton, Jr., Attorney at Law
P.O.Box 1227, Columbiana, Alabama 35051

STATE OF ALABAMA)

SHELBY COUNTY)

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore, on, to-wit: December 12, 1971, James G. McElroy, a single man, executed a certain mortgage on property hereinafter described to Central State Bank, Calera, Alabama, which said mortgage is recorded in Mortgage Book 320, at Page 395, in the Office of the Probate Judge 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 in the Town of Columbiana, Shelby County, Alabama, 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 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 might 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 Central State Bank 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 Shelby County, Alabama, in its issues of March 22 and 29, and April 5, 1973; and

WHEREAS, on April 13, 1973, the day on which the foreclosure sale 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 Central State Bank did offer for sale at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Wade H. Morton, Jr. was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Central State Bank; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Central State Bank in the amount of One Thousand Two Hundred Thirty-Nine and 34/100 (\$1,239.34) Dollars, which sum of money Central State Bank offered as credit on the indebtedness secured by said mortgage and said property was thereupon sold to Central State Bank, Calera, Alabama;

NOW, THEREFORE, in consideration of the premises and a credit in the amount of One Thousand Two Hundred Thirty-Nine and 34/100 (\$1,239.34) Dollars on the indebtedness secured by said mortgage, the said Central State Bank, by and through Wade H. Morton, Jr., as auctioneer conducting said sale; and as attorney-in-fact for Central State Bank and James G. McElroy, respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Central State Bank, Calera, Alabama, the following described property situated in Shelby County, Alabama, to-wit:

Lot 5 in Block "C" and the South 30 feet of Lot 4 in Block "C", according to Farris Subdivision, First Addition, as shown by map recorded in Map book 4, at Page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

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

IN WITNESS WHEREOF, the Central State Bank and James G. McElroy have caused this instrument to be executed by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 13th day of April, 1973.

JAMES G. MCELROY

BY

Wade H. Morton, Jr., as Auctioneer
and Attorney-in-Fact

CENTRAL STATE BANK

BY

Wade H. Morton, Jr., as Auctioneer
and Attorney-in-Fact

Wade H. Morton, Jr., as Auctioneer
Conducting Said Sale



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STATE OF ALABAMA)

SHELBY COUNTY)

I, Mary D. Thompson, a Notary Public in and for said County in said State, hereby certify that Wade H. Morton, Jr., whose name as Auctioneer is signed to the foregoing conveyance, and who signed the names of James G. McElroy and also who signed the name of Central State Bank 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 executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting the same for Central State Bank, mortgagee, with full authority, for and as the act of said corporation, and as the actions of James G. McElroy, mortgagor, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 13th day of April, 1973.

Mary D. Thompson
Notary Public

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

April 16 19 73 8:35 AM

RECORDED & \$ MTG. TAX

\$ 50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

BOOK 279 PAGE 666