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Shelby Cnty Judge of Probate, AL
07/30/1973 12:00:00 AM FILED/CERT

7584
FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: December 29, 1970,
H. H. Burgess and wife, C. A. Burgess,
mortgagors, executed a certain mortgage to John S. Carothers and
Blanch R. Carothers, which said
mortgage is recorded in Volume 315, Record of Mortgages, at Page
683, in the Office of the Judge of Probate of Shelby
County, Alabama; and,

WHEREAS, default was made in the payment of the indebtedness
secured by said mortgage, and the said John S. Carothers and
Blanch R. Carothers did declare all of the
indebtedness secured by the 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, in accordance with the
terms thereof, by publication in THE SHELBY COUNTY REPORTER,
a newspaper of general circulation in Shelby County,
Columbiana, Alabama, in its issues of May 31,
June 7 & 14, 1973; and,

WHEREAS, on July 19, 1973, the day on which
the foreclosure sale was due to be held under the terms of said notice,
during the legal hours of sale, said foreclosure was duly and properly
conducted and the said John S. Carothers and Blanch R. Carothers
did offer for sale and sell at public
outcry, in front of the Main entrance of the Court
House at Columbiana, Shelby County,
Alabama, the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property
described in the aforementioned mortgage was the bid of John S. Carothers
and Blanch R. Carothers, in the
amount of Six Thousand Five Hundred and NO/100-----(\$6,500.00)
Dollars, which sum was offered to be credited to the indebtedness secured



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by said mortgage, and said property was thereupon sold to John S. Carothers
and Blanch R. Carothers ; and,

WHEREAS, James W. May acted as
auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of Six Thousand Five Hundred and NO/100-----(\$6,500.00)----- Dollars, H. H. Burgess and wife, C. A. Burgess, mortgagors, by and through the said John S. Carothers and Blanch R. Carothers, do grant, bargain, sell and convey unto the said John S. Carothers and Blanch R. Carothers, the following described real property, situated in Shelby County, Alabama, to-wit:

All that part of the NE¼ of SE¼ of Section 11, Township 18 South, Range 1 East, lying Southeast of right-of way of new paved Vandiver-Dykes Mill Road, EXCEPT 1 acre square in the Northeast corner of said forty acres and except that tract sold to J. H. and Myrtle Dawson on March 5, 1958, which is shown by deed recorded in Deed Book 194, page 379 in Probate Office of Shelby County, Alabama.

Subject to taxes for the current year, 1973.

Subject to any and all easements and/or restrictions of record.

Subject to the Statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama.



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TO HAVE AND TO HOLD the above-described property unto the said
John S. Carothers and Blanch R. Carothers,
its successors 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, the said H. H. Burgess and wife, C. A.
Burgess, by
John S. Carothers and Blanch R. Carothers,
by James W. May, as auctioneer conducting said sale,
has caused these presents to be executed on this the 19th day of
July, 19 73.

John S. Carothers and Blanch R. Carothers

BY:

James W. May

as Auctioneer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that James W. May, whose name as
auctioneer for John S. Carothers and Blanch R. Carothers,
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 this conveyance,
he, in his capacity as such auctioneer, executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal, this 19th day of

July, 19 73.

Bessie R. Jones
Notary Public

My Commission Expires August 4, 1974

BOOK 281 PAGE 519

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUL 30 AM 9:38
REC. FILE NUMBER OR
PAGE AS SHOWN ABOVE
JUDGE OF PROBATE