

THIS INSTRUMENT WAS PREPARED BY:

✓ R. A. [REDACTED] BME.
616 - [REDACTED]
2121 - 8th Ave., No.
BIRMINGHAM, ALA. 35203
Telephone 323-4076

FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

8039

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: April 27, 1970; George Agee, Jr. and wife, Annie Louise Agee executed a certain mortgage on the property hereinafter described to Jim Walter Homes, Inc. which said mortgage is recorded in Book 313, Page 943, 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 18th day of May, 1970; 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 July 12, July 19, July 26; and, August 2, 1973

WHEREAS, on August 14, 1973, 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, X *Charles W. Hall* was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Assignee, Mid-State Homes, Inc.

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 Four Thousand Three Hundred Eighty-Seven 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 \$4,387.00 the indebtedness secured by said mortgage, the said Mid-State Homes, Inc. through X *Charles W. Hall* as Auctioneer conducting said sale and as attorney in fact for Mid-State Homes, Inc. and the said X *Charles W. Hall* 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:



19730816000046650 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/16/1973 12:00:00 AM FILED/CERT

The following described property: Lot #5 in Block #1: according to the map and survey of Almont as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3 at Page 74.

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.

Deed Book 282 page 137

Need Book 282 page 133

IN WITNESS WHEREOF **Mid-State Homes, Inc.** has caused this instrument
to be executed by and through *Charles W. Hall* as Auctioneer conducting this said sale, and
as attorney in fact, and *Charles W. Hall* as Auctioneer conducting said sale has hereto set his hand
and seal on this the **14th** day of **August**, 19 **73**.

BY *Charles W. Hall*, as Auctioneer
and Attorney in Fact.
Charles W. Hall, 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 **Charles W. Hall**
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 **14th.** day of **AUGUST**, 19 **73**.

Philip B. Kendrick
Notary Public

19730816000046650 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/16/1973 12:00:00 AM FILED/CERT

RETURN TO:

R. A. NORRIS
616 - 2121 E. 1st
2121 - 6th Ave., No.
BIRMINGHAM, ALA. 35203
Telephone 323-4076

STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
1973 AUG 16 AM 8:44
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMED
JUDGE OF PROBATE

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