

STATE OF ALABAMA)

SHELBY COUNTY)

19731008000056170 1/4 \$.00
Shelby Cnty Judge of Probate, AL
10/08/1973 12:00:00 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, on the 18th day of September 1963 Ruel C. McCain and wife, Louise G. McCain; Bobby L. Turknett and wife, Bennie K. Turknett; David C. Janey and wife, Kay C. Janey; and Benny W. Evans and wife, Rita L. Evans executed a certain mortgage to Small Business Administration, which said mortgage is recorded in Mortgage Record Book 286, at Page 587, in the Office of the Probate Judge of Shelby County, Alabama; and

WHEREAS, the said mortgage was duly transferred and assigned by the said Small Business Administration to Tommie U. Evans on the 19th day of April 1966 by instrument recorded in the Office of the Probate Judge of Shelby County, Alabama, in Deed Record Book 241, at Page 899; and

WHEREAS, default was made in the payment of the indebtedness secured by and described in said mortgage, and said mortgage being and continuing in default and subject to foreclosure; and

WHEREAS, under the power contained in said mortgage the said Tommie U. Evans, as transferee, did advertise the foreclosure of the said mortgage and sale of the property conveyed therein by publication once a week for three consecutive weeks in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, and published in Columbiana, Alabama, viz, on September 8, 1966, September 15, 1966, and September 22, 1966, giving the time, place and terms of said sale; and



WHEREAS, in strict compliance with the power of sale contained in said mortgage, the property therein described was offered for sale to the highest bidder for cash in front of the Shelby County Court House in Columbiana, Alabama, within the legal hours of sale on the 14th day of October 1966, and the same was purchased by Tommie U. Evans, transferee, who was duly authorized by the terms of said mortgage so to do, at and for the sum of Nine Thousand Six Hundred (\$9,600.00) Dollars, which was the highest, best and last bid therefor;

NOW, THEREFORE, in consideration of the premises and of the payment to the Auctioneer of the sum of Nine Thousand Six Hundred (\$9,600.00) Dollars (including credit on the indebtedness secured by and described in said mortgage), the receipt whereof is acknowledged, I, William H. Mills, as Auctioneer, by virtue of the power contained in said mortgage and under the law in such cases made and provided, do hereby grant, bargain, sell and convey unto the said Tommie U. Evans all of her right, title, claim and interest, as transferee, and all of the right, title, claim and interest of Small Business Administration, and also all the right, title, claim and interest of the said Ruel C. McCain and wife, Louise G. McCain, Bobby L. Turknett and wife, Bennie K. Turknett, David C. Janey and wife, Kay C. Janey, and Benny W. Evans and wife, Rita L. Evans, in and to the following described real estate and personal property situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$. Section 14, Township 21, Range 3 West, and run thence North along the east boundary of said quarter quarter Section 295 feet to a point; thence run South 88 $\frac{1}{2}$ degrees West 86 feet to a point on the West boundary of the right of way of the Montevallo highway; thence Northwesterly along said right of way 495 feet to the old stone corner marking the SE corner of what is known as the Irby Poole lot; thence run South 84 degrees 25 minuted West along the South boundary of said Poole lot 231.7 feet to a set pipe marking the SW corner of said Poole lot;



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thence North 34 degrees 40 minutes West along the West boundary of said Poole lot 150 feet to the NW corner of said Poole lot; thence North 71 degrees 15 minutes East along the North boundary of said Poole lot 224 feet to an old stone corner marking the NE corner of said Poole lot and which old stone corner is located on the West boundary of said Montevallo-Siluria Highway right of way; thence Northerly along the West boundary of said right of way 200 feet to a set pipe; then run South 71 degrees 15 minutes West 248 feet to a set pipe; then South 84 degrees 25 minutes West 565 feet to a set pipe on the West boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, then Southerly along West boundary of said quarter quarter Section 299 feet to a set pipe; thence continue Southerly along said West boundary of said quarter quarter Section 38.5 feet to a set pipe; thence North 86 degrees East 774 feet to an old pipe; thence Northerly and parallel with the West boundary of said highway 75 feet to a concrete and pipe corner, thence Easterly 10 feet more or less, to the point of beginning. This description is made according to a survey of C.B. Reed, Registered land surveyor #320 as surveyed August 10, 1961;

and also:

- 1 - Diesel Motor, General Motors, Model PT 1127, Serial No. 39990
- 1 - Induction Motor, Watson 3-phase, 10 H.P., Serial No. 64749
- 1 - Gang Ripper, Bel-Saw, Serial No. 101
- 1 - Sawmill Complete, Strickland, Model 2
- 1 - Edger Complete, Minor
- 1 - Radial Arm Saw, Craftsman, Model 100, Serial F-59
- 1 - Safe, Herring-Hall, Serial No. 55281
- 1 - Bell 150 Dowel Machine, Serial No. 31575
- 1 - Nash 53 Sander, Serial No. 491489
- 1 - 2 H.P. Electric Handle Chucker, Serial No. NA1646

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TO HAVE AND TO HOLD, unto the said Tommie U. Evans, her successors and assigns, as fully and completely and in all respects as the said transferee or mortgagee could or ought to convey the same under and by virtue of the power and authority vested by the terms of the said mortgage.

IN WITNESS WHEREOF, I, William H. Mills, as Auctioneer,

have executed these presents on this 14TH day of
October, 1966.

William H. Mills
As Auctioneer



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I, the undersigned authority, a notary public in
and for said County in said State, hereby certify that William
H. Mills, whose name as Auctioneer 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 said conveyance,
he, as such Auctioneer, executed the same voluntarily on the
day the same bears date.

Given under my hand and seal, this 14th day of
October, 1966.

Carole M. Coker
Notary Public

STATE OF ALABAMA
NOTARY PUBLIC
REC. NO. 2 PAGE 2 AS SHOWN ABOVE
1973 OCT -8 PM 3:01
Carole M. Coker
JUDGE OF PROBATE

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