

4292

STATE OF ALABAMA )  
SHELBY COUNTY )

## FORECLOSURE DEED



19740319000013010 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/19/1974 01:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by CLARA PRIMM MORRIS and GEORGE MORRIS to GUY L. BURNS, and recorded in Mortgage Book 321, page 311, in the Probate Records of Shelby County, Alabama, which mortgage described the real estate hereinafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash after giving twenty-one days' notice by publication once a week for three consecutive weeks of the time, place and terms of sale, by publishing the same in a newspaper published in Shelby County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity or default of the same; and

WHEREAS, Guy L. Burns did cause notice of the time, place and terms of sale of said real estate to be given in full compliance with the law of the State of Alabama, in the Shelby County Reporter in the issues of said paper published in Shelby County, Alabama, on December 20, 27, 1973, and January 3, 17, 24, and February 14 and 21, 1974; and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 15th day of March, 1974, and at said sale, said real estate was purchased by EARL STANDIFER and KENNETH STANDIFER, PARTNERS DOING BUSINESS UNDER THE FIRM NAME OF STANDIFER BROTHERS GENERAL CONTRACTORS for the sum of \$35,223.87 which said sum of money was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of \$35,223.87, by crediting the same upon the mortgaged indebtedness secured by said mortgage, said CLARA PRIMM MORRIS, GEORGE MORRIS, GUY L. BURNS and KARL C. HARRISON, as Auctioneer, do hereby grant, bargain, sell and convey unto the said EARL STANDIFER and KENNETH STANDIFER, PARTNERS DOING BUSINESS UNDER THE FIRM NAME OF STANDIFER BROTHERS GENERAL CONTRACTORS, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  and part of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Begin on West right-of-way line of Birmingham Montgomery Highway where Elliott and Godwin's lands join and run Northwesterly along said Highway right-of-way 318 feet; thence Southwesterly along R. E. Elliott land 268 feet; thence Southerly 200 feet (along Miller lands) to North line of Godwin (Adams) land; thence Easterly (along North line of Godwin land) to point of beginning.

LESS AND EXCEPT the following described land:

A part of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 19 South, Range 2 West; thence turn an angle of 20 deg. 29' 10" left from the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section and run Southeasterly for a distance of 347.40 feet; thence turn 71 deg. 34' 40" left and run Easterly for a distance of 364.82 feet; thence turn 4 deg. 50' 40" right and run Easterly for a distance of 369.55 feet to the point of beginning; thence turn 115 deg. 32' left and run Northwesterly for a distance of 178.73 feet; thence turn 118 deg. 34' 10" right and run Southeasterly for a distance of 130.53 feet; thence turn 27 deg. 14' 20" left and run Northwesterly for a distance of 154.30 feet to the Southwesterly right of way line of Old U. S. Highway No. 31; thence turn 83 deg. 55' right and run Southeasterly along the right of way line of said road for a distance of 156.00 feet; thence turn 100 deg. 24' 30" right and run Southwesterly for a distance of 284.26 feet; thence turn 88 deg. 22' right and run Northwesterly for a distance of 14.14 feet to the point of beginning.

Situated in Shelby County, Alabama.

Excepting minerals and mining rights to that part of said land that lies in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 31.

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TO HAVE AND TO HOLD the above described premises unto the said EARL STAUDNER and KENNETH STANDIFER, PARTNERS DOING BUSINESS UNDER THE FIRM NAME OF STANDIFER BROTHERS GENERAL CONTRACTORS, and their heirs and assigns, forever.

IN WITNESS WHEREOF, said CLARA PRIMM MORRIS, GEORGE MORRIS, GUY L. BURNS, acting by and through Karl C. Harrison, Attorney in Fact and Auctioneer, and KARL C. HARRISON, Attorney in Fact, have hereunto set their hands and seals on this the 15th day of March, 1974.

CLARA PRIMM MORRIS, GEORGE MORRIS, and  
GUY L. BURNS

By Karl C. Harrison  
Attorney in Fact and Auctioneer

KARL C. HARRISON

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By Karl C. Harrison  
Auctioneer

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KARL C. HARRISON, who is known to me, and whose name as Attorney in Fact and 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 the conveyance, he, as such Attorney in Fact and as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15th day of March, 1974.

Dorothy Canvady  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 MAR 19 PM 1:21  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

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