

STATE OF ALABAMA)
SHELBY COUNTY)

6053

FORECLOSURE DEED

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 B. J. FOSTER and wife, VIOLA ANN FOSTER to SHELBY SHORES, INC., dated April, 1971, and recorded in Mortgage Book 337, page 643, in the Probate Records of Shelby County, Alabama, which said mortgage together with the indebtedness which the same secured, and all interest in the property was assigned to L. J. TENNYSON, by assignment dated April 8, 1974, and recorded in Miscellaneous Book 7, page 644, in said Probate Records, 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, L. J. Tennyson 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 April 11, 18, and 25, 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 4th day of June, 1974, and at said sale, said real estate was purchased by L.J. TENNYSON for the sum of One Thousand, Eight Hundred Fourteen and 46/100 Dollars (\$1,814.46), 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 One Thousand, Eight Hundred Fourteen and 46/100 Dollars (\$1,814.46) by crediting the same upon the mortgaged indebtedness secured by said mortgage, said B. J. FOSTER and wife, VIOLA ANN FOSTER and FRANK ELLIS, JR., as Auctioneer, do hereby grant, bargain, sell and convey unto the said L. J. TENNYSON, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

Lot 11 in Shelby Shores, First Addition, according to map of said Shelby Shores, First Addition, recorded in Probate Office of Shelby County, Alabama in Map Book 5, page 29.
SUBJECT TO same restrictions as shown in the Probate Office of Shelby County, Alabama in Deed Book 264, page 824.
SUBJECT TO: Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Co. recorded in said Probate Office in Deed Book 225, page 453. Also, permit to Alabama Power Company recorded in Deed Book 225, page 918 in said office. Also, transmission line permits and public road rights of way of record. Also, Rights acquired by Alabama Power Company by deeds recorded in said Probate Office in Deed Book 253, page 120 and in Deed Book 253, page 116.

TO HAVE AND TO HOLD the above described premises unto the said L. J. TENNYSON, and his heirs and assigns, forever.

BOOK 287 PAGE 255

IN WITNESS WHEREOF, said B. J. FOSTER and wife, VIOLA ANN FOSTER, acting by and through Frank Ellis, Jr., Attorney in Fact and Auctioneer, and FRANK ELLIS, JR., Attorney in Fact, have hereunto set their hands and seals on this the 4th day of June, 1974.

B. J. FOSTER and wife, VIOLA ANN FOSTER

BY

Frank Ellis Jr
Attorney in Fact and Auctioneer



19740606000027410 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/06/1974 12:00:00AM FILED/CERT

FRANK ELLIS, JR.

BY

Frank Ellis Jr
Auctioneer

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that FRANK ELLIS, JR. 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 4th day of June, 1974.

Reed A Brown

Notary Public

BOOK 287 PAGE 256

STATE OF ALA. SULLIVAN CO.
I CERTIFY THIS INSTRUMENT WAS FILED
10:00 AM
1974 JUN -6 PM 2:08
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Dorothy J. Anderson
JUDGE OF PROBATE