

STATE OF ALABAMA

COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore on April 18, 1969, COLUMBIANA INDUSTRIAL DEVELOPMENT CORPORATION executed and delivered a certain Mortgage of real estate to the Small Business Administration, an Agency of the United States of America, pursuant to Title 15, United States Code, Section 631 et seq., which said Mortgage was filed for record and duly recorded in Real Property Book 311, Page 861 et seq., Office of Probate Judge, Shelby County, Alabama; and

WHEREAS, in and by virtue of said Mortgage, the grantee or its assign- is authorized in case of default in payment of the indebtedness thereby secured, according to the terms thereof, to sell said property at public outcry to the highest bidder for cash, before the Courthouse door in the city of Columbiana, Shelby County, Alabama, upon giving notice as prescribed in said instrument; and

WHEREAS, default was made in payment of the indebtedness secured by said instrument, and Small Business Administration did declare the entire indebtedness due and the instrument subject to foreclosure and did give notice of public sale at foreclosure by publication in the May 9, 16, 23, and 30, 1974, issues of the Shelby County Reporter, a newspaper published in said County; and

WHEREAS, on the day foreclosure was due to be held under the terms of said notice, to-wit: June 11, 1974, during the legal hours of sale, said fore- closure was duly and properly conducted and Small Business Administration did offer for sale and sell at public outcry to the highest bidder for cash, in front of the Courthouse door at Columbiana, Shelby County, Alabama, the real property hereinafter described; and

WHEREAS, the highest bid for the real estate was the bid of the SMALL BUSINESS ADMINISTRATION in the sum of \$167,350.00, which sum Small Business Administration agreed to apply according to the terms of the security instrument, said property was thereupon sold to SMALL BUSINESS ADMINISTRATION.

NOW, THEREFORE, in consideration of the premises and of the receipt and application on the secured indebtedness of the sum of \$167,350.00, Small Business Administration, Secured Party, does hereby bargain, sell, and convey unto the SMALL BUSINESS ADMINISTRATION, its successors and assigns, the following described property, to-wit:

A part of S $\frac{1}{2}$  of SE $\frac{1}{4}$  of Section 13, Township 22 South, Range 1 West described as follows: To find the point of beginning, start at the northwest corner of Block 2 according to Safford's Map of Town of Shelby, thence northwardly along the extension northwardly of the west line of said Block 2 a distance of 141.3 feet to a point on the center line of the L & N Railroad; thence eastwardly along the center line of said Railroad a distance of 305 feet to a point; thence northwardly at a deflection angle of 90 deg. a distance of 25 feet to a point on the north line of the right-of-way of said railroad which is the point of beginning; thence eastwardly along the north line of said Railroad right-of-way a distance of 1040 feet to a point; thence northwardly at a deflection angle of 90 deg. to the left a distance of 325 feet to a point; thence westward at a deflection angle of 90 deg. 07 min. to the left a distance of 1058.1 feet to a point; thence southward with a deflection angle of 97 deg. 13' to the left a distance of 175 feet to a point; thence continue southwardly with a deflection angle of 9 deg. 13 min. to the right a distance of 150 feet to point of beginning, and containing 7.83 acres, more or less, including rights of way. LESS and EXCEPT any of the following located on the above: Begin at the point of begin- ning of the above described land which point is on the north line



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Shelby Cnty Judge of Probate, AL  
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of the right-of-way of the L & N Railroad; thence northwardly at right angles to said right-of-way a distance of 150 feet to a point; thence with a deflection angle of 55 deg. 26 min. to the right a distance of 286 feet to a point which is the point of beginning; thence northwardly a distance of 72 feet to a point; thence eastwardly a distance of 49 feet to a point; thence southwardly a distance of 99 feet to a point on the north line of a public road; thence westwardly along said public road a distance of 48.4 feet to a point; thence northwardly a distance of 31 feet and enclosing the old furnace chimney; also LESS and EXCEPT any and all existing rights-of-ways and easements.

TO HAVE AND TO HOLD the above-described property unto SMALL BUSINESS ADMINISTRATION and its assigns forever. It is expressly stipulated and agreed, however, that this conveyance is made without representation, warranty, or recourse, express or implied, upon the undersigned, subject to state, county, loca, or ad valorem taxes, if any, and to the statutory right of redemption.

IN WITNESS WHEREOF, Small Business Administration has caused these presents to be executed by Robert M. Hartman, Chief, Portfolio Management Division, Birmingham District Office, Birmingham, Alabama, pursuant to the authority contained in 39 Federal Register 11352, the contents of which publication are to be judicially noticed pursuant to Title 44 United States Code 1507.

THIS, the 17<sup>th</sup> day of June, 1974.

Columbiana Industrial Development Corporation  
By  
Small Business Administration,  
Mortgagee

BY:

Robert M. Hartman, Chief  
Portfolio Management Division  
Birmingham District Office  
Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that Robert M. Hartman, whose name as Chief, Portfolio Management Division, Birmingham District Office, Birmingham, Alabama, for Small Business Administration, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in the capacity of Chief, Portfolio Management Division, Birmingham District Office, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of office in Birmingham, Alabama, this, the 17<sup>th</sup> day of June, 1974.

My Commission expires:

Feb. 13, 1977

Jack E. Wright  
Notary Public

THIS INSTRUMENT PREPARED BY:  
W. B. Grace, District Counsel  
Small Business Administration  
908 South 20th Street  
Birmingham, Alabama 35205