

STATE OF ALABAMA )  
SHELBY COUNTY )

6819

FORECLOSURE DEED



19740709000033670 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/09/1974 12:00:00 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 Alton Thompson and wife, Edith L. Thompson to James W. Duke and Mary Joyce Duke, and recorded in Mortgage Book 337, Page 308, 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, James W. Duke and Mary Joyce Duke 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 Shelby County Reporter in the issues of said paper published in Shelby County, Alabama, on May 9th, 16th and 23rd, 1974 and June 13, 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 25th day of June, 1974, and at said sale, said real estate was purchased by JAMES W. DUKE and MARY JOYCE DUKE for the sum of \$16,850.00 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 \$16,850.00, by crediting the same upon the mortgaged indebtedness secured by said mortgage, said ALTON THOMPSON and wife, EDITH L. THOMPSON and HEWITT L. CONWILL, as Auctioneer, do hereby grant, bargain, sell and convey unto the said JAMES W. DUKE and MARY JOYCE DUKE, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama, as a point of beginning. From this beginning point proceed West along the South boundary of said section for a distance of 332.78 feet; thence turn an angle of 89 deg. 04 min. to the right and proceed North for a distance of 660 feet; thence turn an angle of 90 deg. 56 min. to the right and proceed East parallel to the South boundary of Section 18 and Section 17 for a distance of 1750.3 feet to a point on the West bank of the Coosa River; thence proceed Southeasterly along the West bank of said river for a distance of 771.8 feet, more or less, to its point of intersection of the South boundary of Section 17; thence proceed West along the South boundary of said Section 17 for a distance of 1764.3 feet to the point of beginning.

The above described land is located in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 18 and the SW $\frac{1}{4}$  of Section 17, Township 19 South, Range 3 East, Shelby County, Alabama.

Subject to an easement being 50 feet in width along the West side of the above described property extending from the South boundary to the North boundary.

Subject to restrictions and easements of record.

TO HAVE AND TO HOLD the above described premises unto the said JAMES W. DUKE and MARY JOYCE DUKE, and their heirs and assigns, forever.

BOOK 287 PAGE 721

IN WITNESS WHEREOF, said ALTON THOMPSON and wife, EDITH L. THOMPSON, acting by and through Hewitt L. Conwill, Attorney in Fact and Auctioneer, and Hewitt L. Conwill, Attorney in Fact, have hereunto set their hands and seals on this the 28th day of June, 1974.

ALTON THOMPSON and wife, EDITH L. THOMPSON

BY: Hewitt L. Conwill  
Attorney in Fact and Auctioneer

HEWITT L. CONWILL

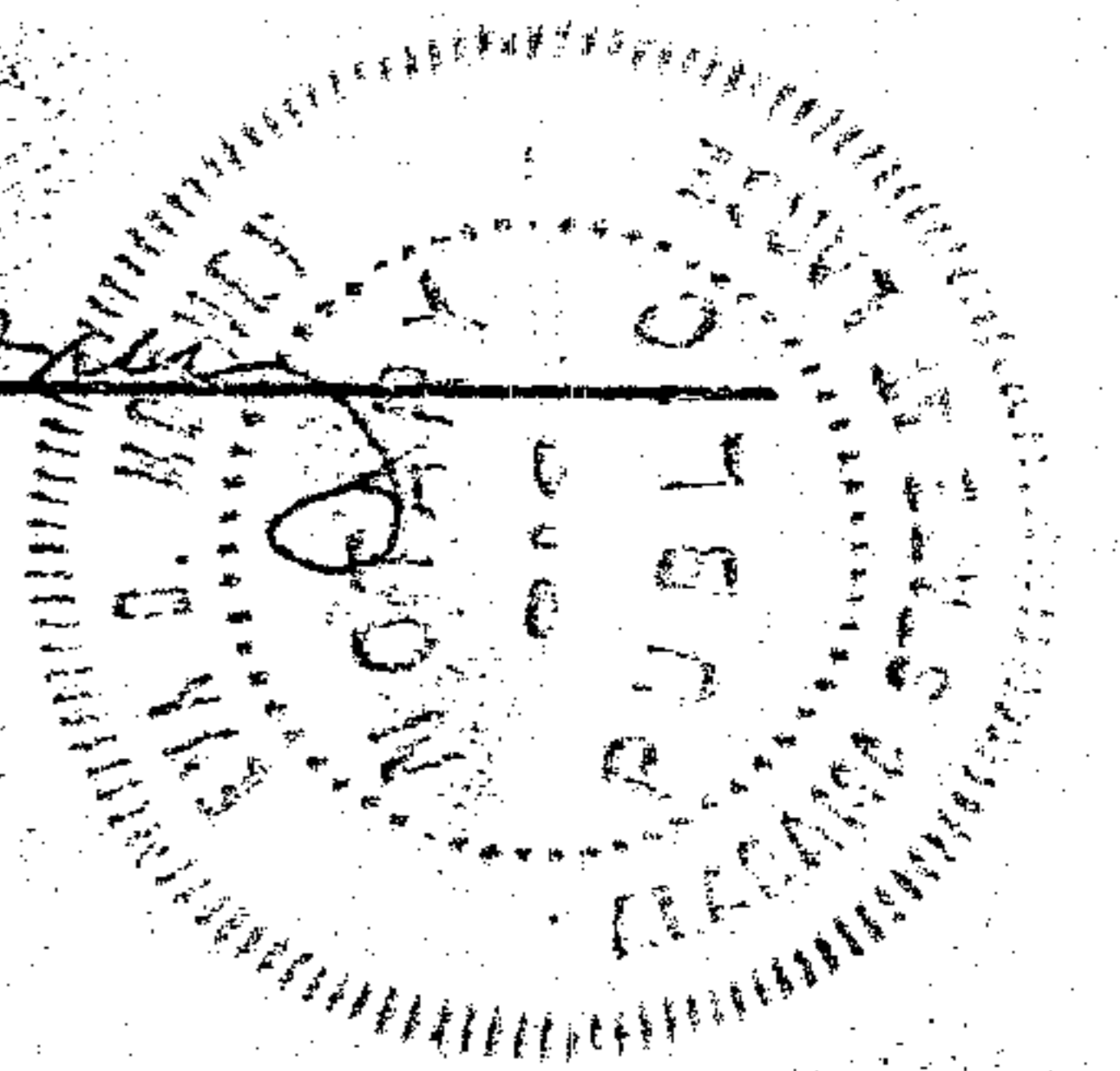
Hewitt L. Conwill  
Auctioneer

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hewitt L. Conwill, 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 28th day of June, 1974.

Evan D. Moore  
Notary Public



19740709000033670 2/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/09/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 JUL -9 PM 2:22  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conrad J. ...  
JUDGE OF PROBATE

BOOK 287 PAGE 722