

THIS INSTRUMENT WAS PREPARED BY:

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STATE OF ALABAMA

COUNTY OF JEFFERSON

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Thomas A. Chatham

did on the 14 day of June , 19 73 , execute a mortgage to
L. N. Wyatt, Sr., and wife, Kathleen E. Wyatt

which mortgage is recorded in Volume 332 , Record of Mortgages,
at Page 9 , in the Office of the Judge of Probate of Shelby
County, Alabama

WHEREAS, default was made in the payment of said indebtedness
secured by said mortgage, and the said L. N. Wyatt, Sr. and wife
Kathleen E. Wyatt
as mortgagor did declare all of the indebtedness secured by said
mortgage due and payable and did give due and proper notice of
the foreclosure of said mortgage in accordance with the terms
thereof by publication in Shelby County Reporter , a newspaper
of general circulation in Shelby County, Alabama , in its issues
of December 5, 1974, December 12, 1974, December 19, 1974 and
December 26, 1974.

WHEREAS, on January 6, 1975 , the day on which the
foreclosure sale was due to be held, according to said notice,
between the legal hours of sale, said foreclosure sale was duly and
properly conducted, and the said Harold P. Knight
did offer for sale and did sell at public outcry, in front of the
Court House door at Columbiana , in Shelby County, Alabama
the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property
described in the aforementioned mortgage was the bid of
Robert P. Sanders and wife, Donna J. Sanders
for the sum of Five Thousand Five Hundred Ninety Dollars and 75/100
(\$5,590.75)



19750115000002180 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/15/1975 12:00:00AM FILED/CERT

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WHEREAS, Harold P. Knight, conducted said sale on behalf of mortgagees, L.N.Wyatt, Sr. and wife, Kathleen E. Wyatt

WHEREAS, the said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale, a deed to the property so purchased;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, that L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt as mortgagee by Harold P. Knight, the duly authorized agent and auctioneer conducting said sale, for and in consideration of the premises, by virtue of the authority conferred by said mortgage, under and by virtue of the power of sale contained therein and the law in such cases made and provided, for and in consideration of the said sum of Five Thousand Five Hundred Ninety Dollars and 75/100 (\$5,590.75) cash in hand paid by Robert P. Sanders and wife, Donna J. Sanders the receipt of which is hereby acknowledged does, subject to the exceptions hereinafter set out, grant, bargain, sell and convey unto Robert P. Sanders and wife, Donna J. Sanders

the following described property situated in Shelby County, Alabama

to-wit: Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 2 deg. 36' West for a distance of 945.45 feet to the point of beginning of land herein described this point being located on the West right of way line of Alabama Highway No. 25; from this beginning point turn an angle of 1 deg. 36' to the left and proceed South 1 deg. 00' West along the West right of way line of said highway for a distance of 203.0 feet; thence proceed North 85 deg. 48' West for a distance of 497.7 feet; thence proceed South 85 deg. 48' East for a distance of 514.2 feet to the point of beginning.

The above described land is located in the NE 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 2.3 acres.

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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD the said above described property to

Robert P. Sanders and wife, Donna J. Sanders
forever, subject, however, to the Statutory right of redemption on
the part of those entitled to redeem as provided by the laws of the
State of Alabama

IN WITNESS WHEREOF, the said L. N. Wyatt, Sr. and wife,
Kathleen E. Wyatt
as mortgagee, by Harold P. Knight, as Auctioneer conducting
said sale, caused these presents to be executed on this the 10th
day of January, 1975.

Harold P. Knight

19750115000002180 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/15/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
CERTIFY THIS
INSTRUMENT WAS FILED
1975 JAN 15 PM 10:36
U.C.C. FILE NUMBER CR
BOOK & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Harold P. Knight
whose name as Auctioneer and Agent for L.N.Wyatt, Sr. and wife, Kathleen
Wyatt as mortgagee 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, in his capacity as such
Auctioneer and Agent, and with full authority, executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of
January, 1975.

Ellen Ruth Fowler
NOTARY PUBLIC

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