

THIS INSTRUMENT WAS PREPARED BY:

Harold P. Knight  
Knight and Downey  
Attorneys at Law  
519 Frank Nelson Building,  
Birmingham, Ala. 322-4715

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

BOOK 290 PAGE 386



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

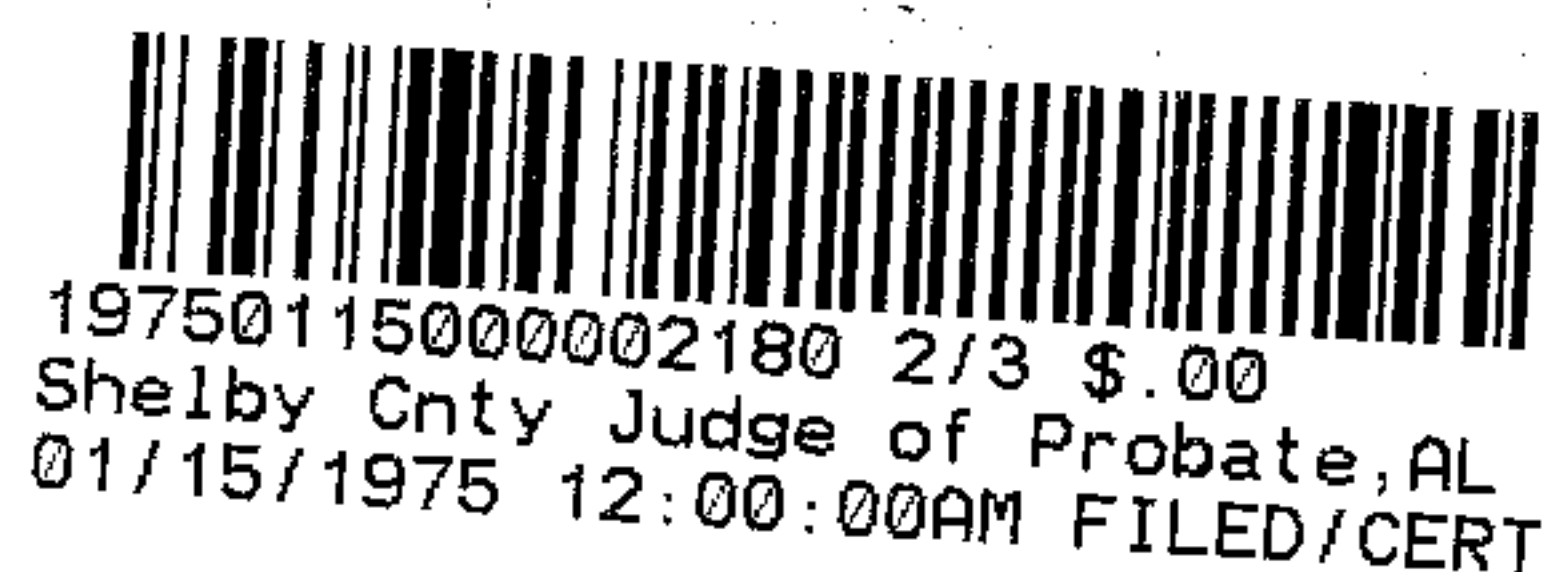
WHEREAS, the said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale, a deed to the property so purchased;

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.





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 10<sup>th</sup>  
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 10<sup>th</sup> day of  
January, 1975.

*Ellen Ruth Fowler*  
NOTARY PUBLIC

BOOK 290 PAGE 388