

MORTGAGE FORECLOSURE DEED

2709

STATE OF ALABAMA
COUNTY OF SHELBY



19750228000009040 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/28/1975 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Shelby Enterprises, Inc.

did on the 27th day of September, 1973, execute a mortgage to Colonial Mortgage Company, which mortgage is recorded in Mortgage Book 334 Page 363, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Colonial Mortgage Company Mortgagee 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 January 30 1975, February 6 1975, February 13 1975, and February 20 1975, and

WHEREAS, on February 28 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 Colonial Mortgage Company, Mortgagee

did offer for sale and did sell at public outcry, in front of the Court House door of 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 the said Colonial Mortgage Company, Mortgagee in the amount of Twenty-five Thousand Seven hundred twenty-two and 83/100 ----- Dollars, which sum the said Colonial Mortgage Company, Mortgagee

offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Colonial Mortgage Company, Mortgagee, and

WHEREAS, W. A. Jenkins, Jr. conducted said sale on behalf of Colonial Mortgage Company, Mortgagee, and

WHEREAS, 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, in consideration of the premises and of a credit in the amount of Twenty-five Thousand Seven hundred twenty-two and 83/100 ----- Dollars, on the indebtedness secured by said mortgage, the said Colonial Mortgage Company, Mortgagee

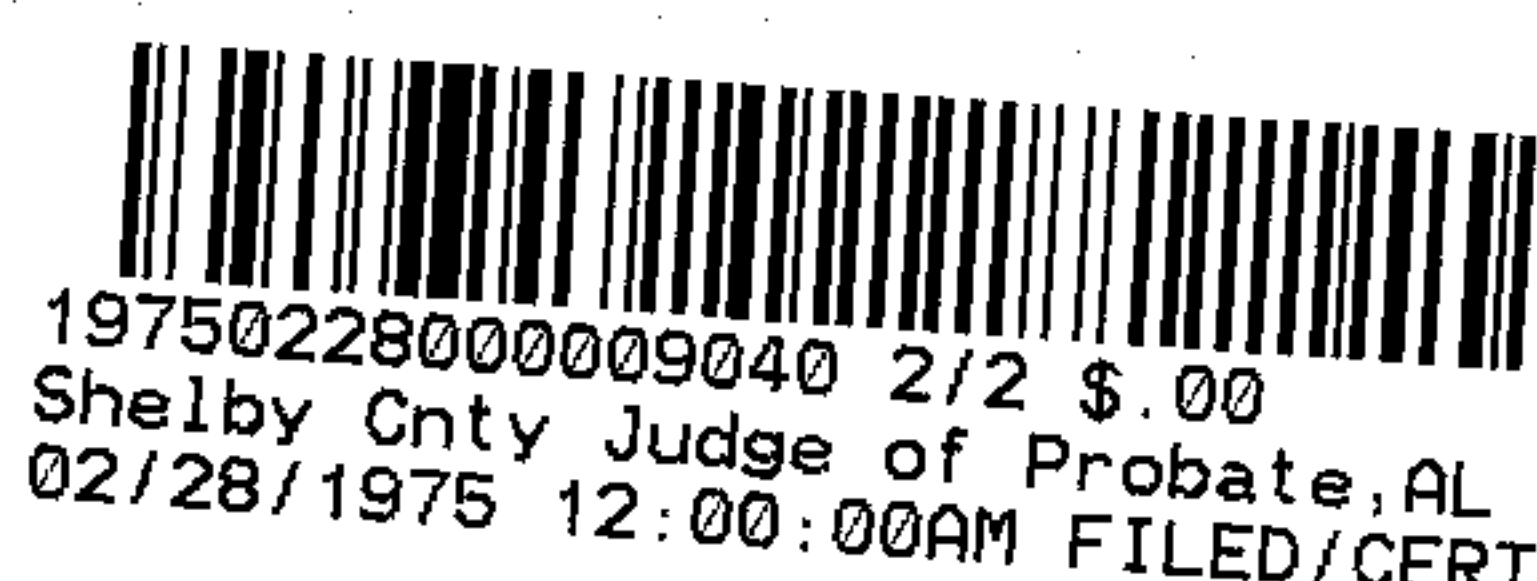
by W. A. Jenkins, Jr., its duly authorized agent and auctioneer conducting

said sale does hereby grant, bargain, sell and convey unto the said Colonial Mortgage Company, Mortgagee

the following described property situated in Shelby County, Alabama, to-wit:

Lot 7 in Block 6 according to Survey of Oak Mountain Estates, Fifth Sector, as recorded in Map Book 5 on Page 124 in Probate Office of Shelby County, Alabama.

Together with all brick, lumber and other building materials and all equipment owned by the mortgagors and hereafter acquired by them for the construction of a building on the above described premises, wherever said materials and equipment may be located.



TO HAVE AND TO HOLD the above described property unto the said Colonial Mortgage Company, Mortgagee 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 Colonial Mortgage Company, Mortgagee by W. A. Jenkins, Jr., as Auctioneer conducting said sale, caused these presents to be executed on this the 28th day of February, 1975.

COLONIAL MORTGAGE COMPANY

By

W. A. Jenkins, Jr.
W. A. Jenkins, Jr.,
Agent and Auctioneer

STATE OF ALABAMA
COUNTY OF JEFFERSON

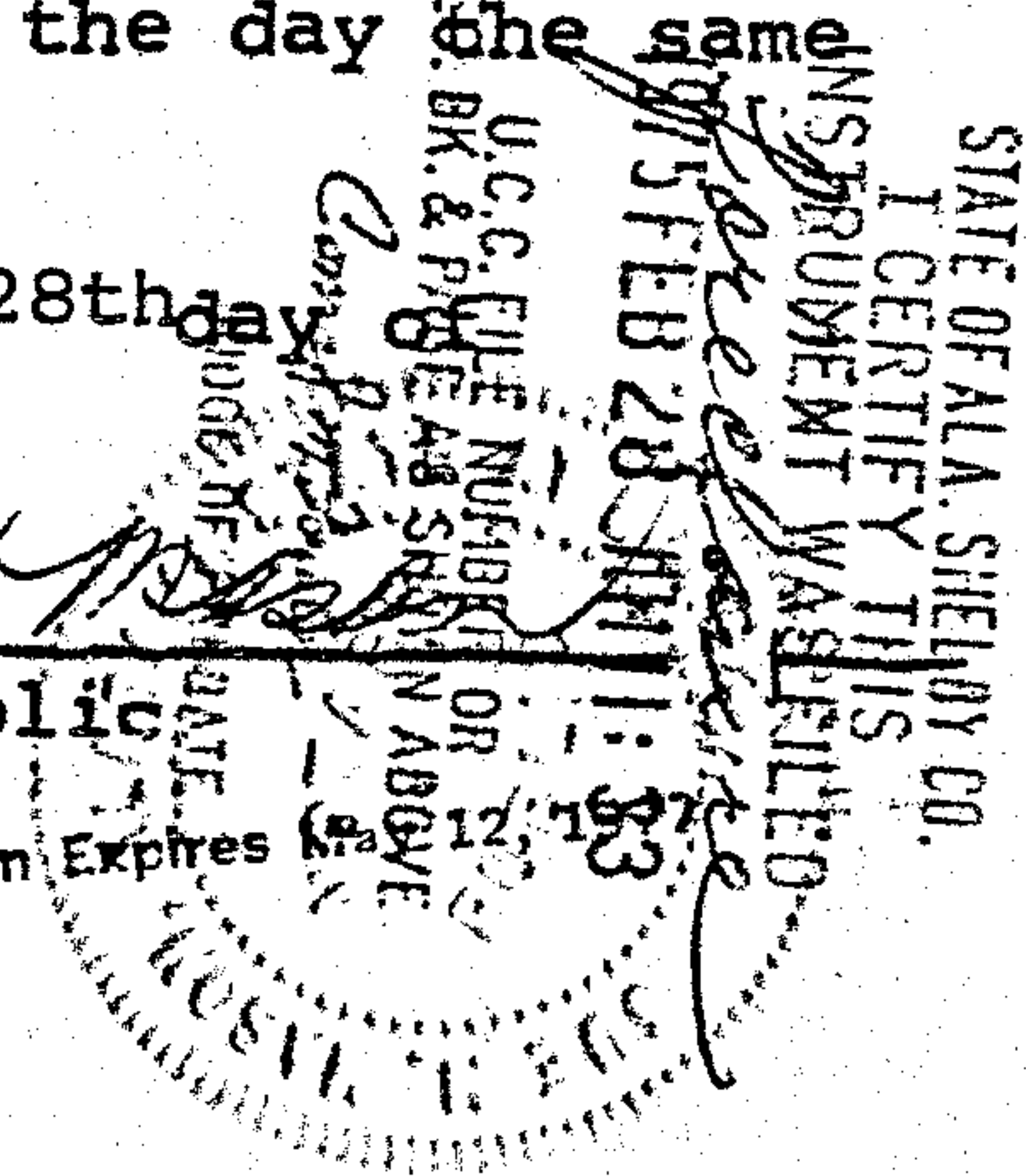
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that W. A. Jenkins, Jr. whose name as Auctioneer and Agent for Colonial Mortgage Company, Mortgagee

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 28th day of February, 1975.

Joe M. [Signature]
Notary Public

My Commission Expires



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