

1785
STATE OF ALABAMA

SHELBY COUNTY

MORTGAGE FORECLOSURE DEED

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 John R. McKeever and wife, Judy B. McKeever, to James O. Bonner, Jr. and wife, Annie M. Bonner, on January 1, 1975, said mortgage being recorded in the Office of Judge of Probate of Shelby County, Alabama, in Mortgage Book 343 at page 619-620, 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, in front of the entrance of the Shelby County Courthouse front door in Columbiana, Alabama, after advertisements of such sale in some newspaper published in Shelby County, Alabama, once a week for three consecutive weeks, of the time, place, and terms of said sale, 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, said James O. Bonner and wife, Annie M. Bonner, as mortgagees of said mortgage, did cause such advertisements of such sale to be given in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in the issues of said newspaper published on July 17th, July 24th, and July 31st, 1975.

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 entrance of the Shelby County Courthouse/^{front door} in Columbiana, Alabama, during the legal hours of sale on the 7th day of August, 1975, and at said sale said

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real estate was purchased by James O. Bonner, Jr. and wife, Annie M. Bonner, for the sum of \$3,908.01, which 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 \$3,908.01, by crediting the same upon the mortgage indebtedness secured by said mortgage, said John R. McKeever and wife, Judy B. McKeever, do each hereby grant, bargain, sell and convey unto said James O. Bonner, Jr. and wife, Annie M. Bonner, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 19 South, Range 2 East; thence run South along the East line of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ a distance of 2116.52 feet to the point of beginning; thence continue along the East line of said W $\frac{1}{2}$ of the NW $\frac{1}{4}$ a distance of 208.72 feet; thence turn an angle of 90 deg. 21 min. 30 sec. to the right and run a distance of 490.00 feet; thence turn an angle of 89 deg. 38 min. 30 sec. to the right and run a distance of 208.72 feet; thence turn an angle of 90 deg. 21 min. 30 sec. to the right and run a distance of 490.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 19 South, Range 2 East, Shelby County, Alabama, and containing 2.35 acres.

TO HAVE AND TO HOLD above described premises unto said James O. Bonner, Jr. and wife, Annie M. Bonner, their heirs and assigns forever.

IN WITNESS WHEREOF, said John R. McKeever and wife, Judy B. McKeever, and the said James O. Bonner, Jr. and wife, Annie M. Bonner, acting by and through Oliver P. Head, Attorney in fact and auctioneer making the sale, having hereunto set their hands and seals on this 7th day of August, 1975.

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JOHN R. MCKEEVER, MORTGAGOR
BY [Signature] (SEAL)
Auctioneer

JUDY B. MCKEEVER, MORTGAGOR
BY [Signature] (SEAL)
Auctioneer

JAMES O. BONNER, JR. AND WIFE, ANNIE M. BONNER, MORTGAGEES
BY [Signature] (SEAL)
Attorney In Fact and Auctioneer

Witness to sale

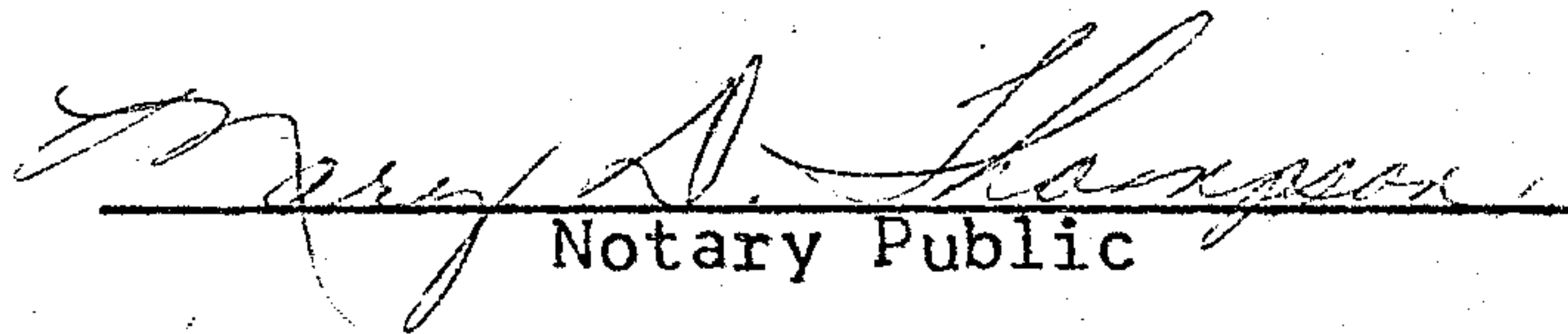
[Signature]

STATE OF ALABAMA

SHELBY COUNTY

I, Mary D. Thompson, a Notary Public in and for said County, in said State, hereby certify that Oliver P. Head, who is known to me, and whose name as Auctioneer for John R. McKeever and wife, Judy B. McKeever, Mortgagors, and as Attorney in Fact and Auctioneer for James O. Bonner,^{Jr.} and wife, Annie M. Bonner, Mortgagees, is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Auctioneer for John R. McKeever and wife, Judy B. McKeever, Mortgagors, and as Attorney In Fact and Auctioneer for James O. Bonner,^{Jr.} and wife, Annie M. Bonner, Mortgagees, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of August, 1975.


Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
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JUDGE OF PROBATE