

STATE OF ALABAMA)
SHELBY COUNTY)

8439
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 Manual Latham to Sidney M. Bird and recorded in Mortgage Book 256, page 501, 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, Sidney M. Bird did cause notice of the time, place and terms 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 August 7, August 14, August 21, 1975; 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 5th day of September, 1975, and at said sale, said real estate was purchased by SIDNEY M. BIRD for the sum of \$856.68 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 \$856.68, by crediting the same upon the mortgaged indebtedness secured by said mortgage, said MANUAL LATHAM and KARL C. HARRISON, as Auctioneer, do hereby grant, bargain, sell and convey unto the said Sidney M. Bird, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

One house and lot in Calera, Alabama, being Southwest corner of Northwest quarter of Southeast quarter, Section 16, Township 22, Range 3 West, commencing at a point 113 feet west of L & N Railroad Company's tract near water tank and at Northeast Corner of Ely Bynum lot; thence North 100 ft. West 300 feet, South 100 feet and East 300 feet to point of beginning; Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described premises unto the said Sidney M. Bird, and his heirs and assigns, forever.

IN WITNESS WHEREOF, said Manual Latham, acting by and through Karl C. Harrison, Attorney in Fact, and Auctioneer, and Karl C. Harrison, Attorney in Fact, have hereunto set their hands and seals on this the 9th day of October, 1975.

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19751009000056350 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/09/1975 12:00:00AM FILED/CERT

MANUAL LATHAM

Manual Latham

By

Karl C. Harrison
Attorney in Fact and Auctioneer

KARL C. HARRISON

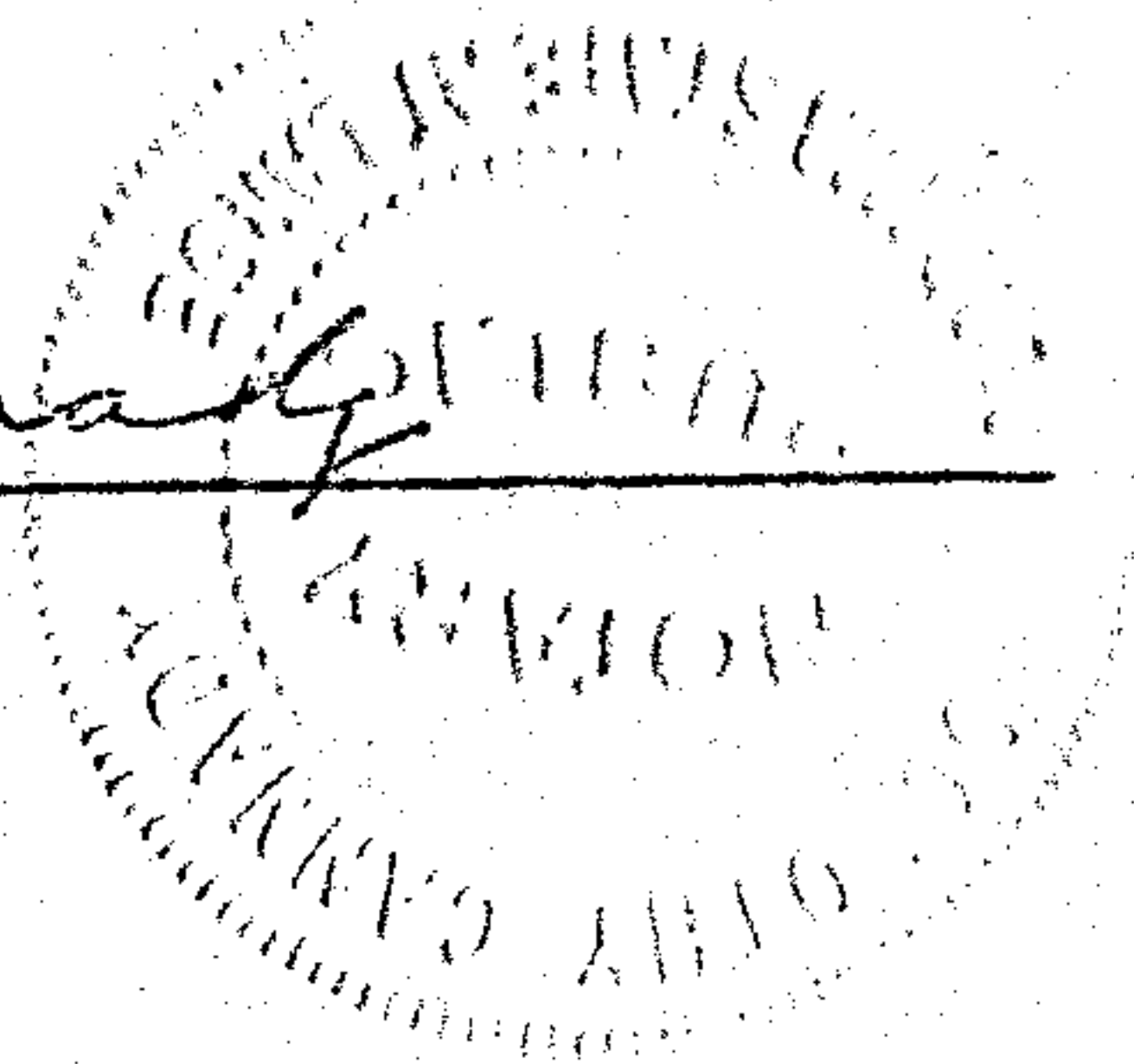
Karl C. Harrison
Auctioneer

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karl C. Harrison, 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 9th day of October, 1975.

Sereth Cannady
Notary Public



19751009000056350 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/09/1975 12:00:00AM FILED/CERT

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 OCT -9 PM 3:01
Aed Jus D
Cannady
JUDGE OF PROBATE