

85-25
This instrument prepared by
Wade H. Morton, Jr., Attorney at Law
P O Box 1227, Columbiana, Alabama 35051

STATE OF ALABAMA)

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore, on to-wit: September 7, 1974, George M. Winslett and wife, Mary R. Winslett, executed a certain mortgage on the real estate herein-after described to Central State Bank, which said mortgage is recorded in Mortgage Book 342, at Page 648, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said real estate before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said County by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee might bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Central State Bank did declare all of the indebtedness secured by said mortgage due and payable and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of September 18 and 25 and October 3, 1975; and

WHEREAS, on October 9, 1975 the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and Central State Bank did offer for sale at public outcry in front of the Courthouse door in Shelby County, Alabama, the real estate hereinafter described; and

WHEREAS, Wade H. Morton, Jr. was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Central State Bank; and

WHEREAS, the highest and best bid for said real estate described in the aforementioned mortgage was the bid of Central State Bank in the amount of Twenty Nine Thousand Six Hundred Sixty and 25/100 (\$29,660.25) Dollars which sum of money Central State Bank offered as credit on the indebtedness secured by said mortgage and said real estate was thereupon sold to Central State Bank.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Twenty Nine Thousand Six Hundred Sixty and 25/100 (\$29,660.25) Dollars on the indebtedness secured by said mortgage, the said Central State Bank, by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for Central State Bank and George M. Winslett and wife, Mary R. Winslett, respectively, and by and through Wade H. Morton, Jr., as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Central State Bank the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, lying West of the Southern Railroad right-of-way, except that part heretofore conveyed to W. W. Hadaway, which land is more particularly described in Deed from Ada Jones to W. W. Hadaway dated April 16, 1929 and recorded in Deed Book 83, at Page 468, in the Probate Office of the Judge of Probate of Shelby County, Alabama, together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to and used in connection with the premises herein described.

TO HAVE AND TO HOLD The above described real estate unto Central State Bank, its successors and assigns forever; subject, however, to the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of Alabama.

IN WITNESS WHEREOF, the Central State Bank and George M. Winslett and wife, Mary R. Winslett, have caused this instrument to be executed by and through Wade H. Morton, Jr., as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Wade H. Morton, Jr., as auctioneer conducting

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Shelby Cnty Judge of Probate, AL
10/14/1975 12:00:00AM FILED/CERT

said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 9th day of October, 1975.

GEORGE M. WINSLETT and wife, Mary R. Winslett

CENTRAL STATE BANK

By Wade H. Morton, Jr. By Wade H. Morton, Jr.
Wade H. Morton, Jr., as Auctioneer and Attorney-in-Fact Wade H. Morton, Jr., as Auctioneer and Attorney-in-Fact

Wade H. Morton, Jr.
Wade H. Morton, Jr., as Auctioneer
Conducting Said Sale

STATE OF ALABAMA)
SHELBY COUNTY)

I, Ruth I. Brown, a Notary Public in and for said County in said State, hereby certify that Wade H. Morton, Jr., whose name as Auctioneer is signed to the foregoing conveyance, and who signed the name of George M. Winslett and wife, Mary R. Winslett, and also signed the name of Central State Bank 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 executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting the same for Central State Bank, mortgagee, with full authority, for and as the act of said corporation, and as the actions of George M. Winslett and wife, Mary R. Winslett, mortgagors, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 14 day of October, 1975.

Ruth I. Brown
Notary Public
1975 OCT 14 AM 10:33
STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED
Ruth I. Brown
JUDGE OF PROBATE
NOTARY PUBLIC
RUTH I. BROWN

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Shelby Cnty Judge of Probate, AL
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