

STATE OF ALABAMA

COUNTY OF SHELBY

1234



1976112000109640 1/3 \$.00
Shelby Cnty Judge of Probate, AL
11/12/1976 12:00:00AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Nortie Talley and wife, Alta M. Talley, did on the 13th day of November, 1972, execute a mortgage to Walter H. Adams and wife, Mae S. Adams, as mortgagee, which said mortgage is recorded in Volume 327 Record of Mortgages at page 75 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 Walter H. Adams and wife, Mae S. Adams 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 the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama in its issues of October 21, 1976, October 28, 1976, and November 4, 1976; and

WHEREAS, on November 12, 1976, 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 Walter H. Adams and wife, Mae S. Adams, 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

Walter H. Adams and wife, Mae S. Adams

in the amount of Six Thousand Forty Five and 31/100ths (\$6,045.31)

dollars, which said sum the said Walter H. Adams and wife,

Mae S. Adams offered to credit to the indebtedness secured

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by said mortgage and said property was thereupon sold to the
said Walter H. Adams and wife, Mae S. Adams ;
and

WHEREAS, James R. Davis, Attorney, conducted said sale
on behalf of the said Walter H. Adams and wife, Mae S. Adams;
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 Six Thousand Forty Five and $\frac{31}{100}$ ths -
(\$6,045.31) dollars, on the indebtedness secured by
said mortgage, the said Walter H. Adams and wife, Mae S. Adams
by James R. Davis, attorney, their duly authorized agent and
auctioneer conducting said sale, does hereby grant, bargain,
sell and convey unto the said Walter H. Adams and wife,
Mae S. Adams the following described property situated
in Shelby County, Alabama, to-wit:

A lot or a parcel of land situated in the SE 1/4
of NW 1/4 of Section 26, Township 19 South, Range
1 West, more particularly described as follows:
Commence at the intersection of the West line of
the SE 1/4 of NW 1/4 of Section 26, Township 19
South, Range 1 West and the South right of way
boundary of Highway # 280, thence Easterly along
said right of way boundary 30.0 feet to the point
of beginning of tract of land herein described,
thence continue along last described course 140.0
feet to the East side of an access driveway,
thence 88° 52' right Southerly along said drive-
way 98.00 feet, thence 24° 54' left along hedge
row 136.0 feet, thence 84° 28' 30" right South-
westerly 150.00 feet, thence 107° 40' 30" right
Northwesterly 307.65 feet to the point of be-
ginning.

TO HAVE AND TO HOLD the above described property unto
the said Walter H. Adams and wife, Mae S. Adams
his heirs and assigns forever subject, however, to the statu-
tory right of redemption on the part of those entitled to re-
deem as provided by the laws of the State of Alabama.



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IN WITNESS WHEREOF, the said Walter H. Adams and wife, Mae S. Adams, by James R. Davis, attorney, as auctioneer conducting said sale, caused these presents to be executed on this the 12th day of November, 1976.

Walter H. Adams and wife, Mae S. Adams
As Mortgagee

BY: James R. Davis
James R. Davis, Agent and Auctioneer

STATE OF ALABAMA
Shelby
~~JEFFERSON~~ COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Davis, Attorney, whose name as auctioneer and agent for Walter H. Adams and wife, Mae S. Adams is signed for 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 12th day of November, 1976.

Martha B. Gaunce
Notary Public

Commission Expires 1/5/80

Conrad M. Stubbins
JUDGE OF PROBATE

1976 NOV 12 PM 12:29
Stall Jan 50

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



19761112000109640 3/3 \$.00
Shelby Cnty Judge of Probate, AL
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