

MORTGAGE FORECLOSURE DEED

6103

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS: That,

JEFFERSON COUNTY)

WHEREAS, on, to-wit, the 4th day of February, 1972, Donald M. Cox, Jr. and wife, Bunny W. Cox, executed a certain mortgage to Home Federal Savings and Loan Association, a corporation, (now known as Home Federal Savings and Loan Association of the South, a corporation) to secure the indebtedness therein mentioned, said mortgage being duly recorded in Book 321, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama, and which said mortgage and the indebtedness therein described is and was as of the date upon which this foreclosure proceeding was instituted, and is and was as of the date upon which this foreclosure deed was executed, the sole property of the said Home Federal Savings and Loan Association of the South; and

WHEREAS, default having been made by the said Mortgagor in the payment of the indebtedness secured by the said mortgage; said mortgage being as of the date of this foreclosure deed, and having been continuously from a time prior to the institution of this foreclosure proceeding down to the date hereof, in default, and being subject to foreclosure as therein provided; and

WHEREAS, under power contained in the said mortgage, the undersigned, Alexander W. Jones, Jr., as Auctioneer, Agent and Attorney in Fact for the said Home Federal Savings and Loan Association of the South advertised the said property described in said mortgage herein mentioned, for sale by advertisement in the Shelby County Reporter, a newspaper published in Columbiana, in Shelby County, Alabama, in accordance with the terms and tenor of the said mortgage; said notice appearing in said newspaper once a week for three consecutive weeks (on January 13, 20 and 27, 1977), for one additional week on February 11, 1977, and for more than 30 days prior to said sale; and

WHEREAS, in strict compliance with the power of sale contained in the said mortgage, the property therein described was offered for sale to the highest bidder for cash, at Columbiana, Alabama, on the 1st day of March, 1977, during the legal hours of sale, in front of the main entrance of the Shelby County Courthouse at Columbiana, Alabama, and the same was then and there purchased by Home Federal Savings and Loan Association of the South for the sum of Thirty-Three Thousand Four Hundred Twenty-Nine & 20/100 (\$33,429.20), which said amount was the last, best and highest bid therefor.

NOW, THEREFORE, in consideration of the said sum of \$33,429.20, and in consideration of the premises, and the law in such cases made and provided, I, the said Alexander W. Jones, Jr., as such Auctioneer, Agent and Attorney in Fact, do hereby grant, bargain, sell and convey unto the said Home Federal Savings and Loan Association of the South and assigns, all of the following described property situated in Shelby County, Alabama, to-wit:

Lot 13, according to the map of Indian Valley, Second Sector, as recorded in Map Book 5, page 75, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, building line and restrictions of record.

TO HAVE AND TO HOLD all of the above described and granted premises unto the said Home Federal Savings and Loan Association of the South, its successors and assigns forever.



19770304000019790 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1977 12:00:00AM FILED/CERT

HOME FEDERAL SAVINGS
AND LOAN ASSOCIATION OF THE SOUTH
213 NORTH 20TH STREET • BIRMINGHAM, ALABAMA 35203

BOOK JUL PAGE DU

IN TESTIMONY WHEREOF, the undersigned as Auctioneer, Agent and Attorney in Fact for the said Home Federal Savings and Loan Association of the South, has hereunto set his hand and seal, and the signature and seal of the said mortgagors, namely, Donald M. Cox, Jr. and wife, Bunny W. Cox, on this the 2nd day of March, 1977.

Alexander W. Jones, Jr. (SEAL)
As Auctioneer, Agent and Attorney
in Fact for Home Federal Savings
and Loan Association, Owner and
Holder of said mortgage

Donald M. Cox, Jr. (SEAL)
Donald M. Cox, Jr.

Bunny W. Cox (SEAL)
Bunny W. Cox

STATE OF ALABAMA
COUNTY OF SHELBY
INSTRUMENT WAS FILED

1977 MAR 4 AM 8:48 Rec 3.00
Ind. 1.50

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

By Alexander W. Jones, Jr.
Agent and Attorney in Fact
for Home Federal Savings and
Loan Association of the South

19770304000019790 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Alexander W. Jones, Jr., whose name as Auctioneer, Agent and Attorney in Fact for Home Federal Savings and Loan Association of the South, owner and holder of said mortgage, 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, Agent and Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of March, 1977.

William W. O'Kell
Notary Public

CERTIFICATE OF MORTGAGEE

I, the undersigned, Secretary of Home Federal Savings and Loan Association of the South, a corporation, hereby certify that Alexander W. Jones, Jr. was duly appointed and directed to act as Auctioneer, Agent and Attorney in Fact on the foreclosure of the within described mortgage; and was duly authorized and directed to act as Auctioneer in making the foreclosure sale and execution of the within foreclosure deed.

Dated this 3rd day of March, 1977.

Wm. W. O'Kell