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Shelby Cnty Judge of Probate, AL
05/03/1977 12:00:00AM FILED/CERT

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STATE OF ALABAMA X

MORTGAGE FORECLOSURE DEED

COUNTY OF SHELBY X

KNOW ALL MEN BY THESE PRESENTS: That, whereas, heretofore, on to-wit: the 1st day of April, 1974, GEORGE W. MILLER and wife, CHRIS R. MILLER, did execute a certain mortgage on property hereinafter described to CITIZENS MORTGAGE CORPORATION which said mortgage is recorded in Mortgage Book 337, page 410, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, subsequent to its execution, said mortgage and the indebtedness secured thereby were transferred and assigned by said CITIZENS MORTGAGE CORPORATION to MANUFACTURERS HANOVER TRUST COMPANY, said transfer and assignment being evidenced by instrument recorded in Mortgage Book 7, page 678, 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 property before the Courthouse door of the City of Columbiana, County of Shelby, State of 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 said mortgage, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at sale sale; and it was further provided and in and by said mortgage that 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 MANUFACTURERS HANOVER TRUST COMPANY 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 April 7, April 14, April 21, 1977, and

WHEREAS, on April 28, 1977, 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 MANUFACTURERS HANOVER TRUST COMPANY did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Carey Walker, Jr. was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for MANUFACTURERS HANOVER TRUST COMPANY and whereas, the said MANUFACTURERS HANOVER TRUST COMPANY was the highest and best bidder, in the amount of Fifty Three Thousand Six Hundred and no/100 Dollars (\$53,600.00), which sum of money is offered as credit on the indebtedness secured by said mortgage; and said property was thereupon sold to MANUFACTURERS HANOVER TRUST COMPANY.

NOW, THEREFORE, in consideration of the permises and a credit in the amount of \$53,600.00 on the said indebtedness secured by said mortgage, the said MANUFACTURERS HANOVER TRUST COMPANY, by and through Carey Walker, Jr. as auctioneer conducting said sale, and as attorney-in-fact for George W. Miller and Chris R. Miller, respectively, does hereby grant, bargain, sell and convey unto MANUFACTURERS HANOVER TRUST COMPANY, the following described property situated in Shelby County, State of Alabama, to-wit:

Lot 8, Block 5, according to the survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

This instrument prepared by:
Carey Walker, Jr. of Walker, Morris & Smith
604 Madison Street, Huntsville, Alabama 35801

305 MAY 1977

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TO HAVE AND TO HOLD the above described property unto MANUFACTURERS HANOVER TRUST COMPANY, its successors and assigns, forever, subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama, and further subject to Federal Tax Liens and/or Special Assessments, if any.

IN WITNESS WHEREOF, GEORGE W. MILLER and wife, CHRIS R. MILLER have caused this instrument to be executed by and through Carey Walker, Jr., as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereunto set his hand and seal on this the 21st day of April, 1977.

GEORGE W. MILLER

By: Carey Walker, Jr.
Carey Walker, Jr., Auctioneer
and Attorney-In-Fact

CHRIS R. MILLER

By: Carey Walker, Jr.
Carey Walker, Jr., Auctioneer
and Attorney-In-Fact

MANUFACTURERS HANOVER TRUST
COMPANY

By: Carey Walker, Jr.
Carey Walker, Jr., Auctioneer
and Attorney-In-Fact

Carey Walker, Jr.
Carey Walker, Jr., Auctioneer
Conducting said Sale

STATE OF ALABAMA X
 :
COUNTY OF MADISON X

I, the undersigned Notary Public in and for said County and State, hereby certify that CAREY WALKER, JR., whose name as auctioneer is signed to the foregoing conveyance, and who signed as attorney-in-fact for George W. Miller and Chris R. Miller and Manufacturers Hanover Trust Company, 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 the said Manufacturers Hanover Trust Company, transferee of the mortgage, with full authority, for and as the act of said corporation and as the actions of George W. Miller and Chris R. Miller, mortgagors, in the mortgage referred to in the foregoing deed.

GIVEN under my hand this the 21st day of April, 1977.

[Signature]
Notary Public

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