

STATE OF ALABAMA

I

9298

MORTGAGE FORECLOSURE DEED

SHELBY COUNTY

I

KNOW ALL MEN BY THESE PRESENTS, that whereas heretofore, on, to-wit:  
February 2, 1974, John Lamar Hinds also known as Lamar Hinds and wife, Joann Adcox  
Hinds also known as Joann Hinds; John J. Hinds, Jr. and wife, Fanny T. Hinds,  
executed a certain mortgage on property hereinafter described to Anniston  
Production Credit Association which said mortgage is recorded in Mortgage Book  
337, at Page 169 in the Office of Probate Judge 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 doors  
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 City 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 was authorized to execute title to  
the purchaser at said sale; and it was further provided in and by said mortgage  
that the mortgagee may 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 Anniston Production Credit Association of Anniston,  
Alabama, did declare all of the indebtedness secured by 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 28, May 5 and May 12, 1977; and

WHEREAS, May 23, 1977, the day on which the foreclosure was due to be  
held under the terms of said notice between the legal hours of sale, said  
foreclosure was duly conducted and Anniston Production Credit Association of  
Anniston, Alabama, did offer for sale and sell at public outcry in front of the  
Courthouse door in Shelby County, Alabama, the property hereinafter described;  
and



19770602000053380 1/3 \$.00  
Shelby Cnty Judge of Probate, AL  
06/02/1977 12:00:00AM FILED/CERT



WHEREAS, Gus Colvin, Jr. was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Anniston Production Credit Association of Anniston, Alabama, and whereas Anniston Production Credit Association of Anniston, Alabama, was the highest bidder and best bidder, in the amount of FORTY-SIX THOUSAND NINE HUNDRED NINETY-FIVE AND 22/100 (\$46,995.22) DOLLARS on the indebtedness secured by said mortgage, the said Anniston Production Credit Association of Anniston, Alabama, by and through Gus Colvin, Jr., as auctioneer conducting said sale, and as attorney-in-fact for Anniston Production Credit Association and John Lamar Hinds also known as Lamar Hinds and wife, Joann Adcox Hinds also known as Joann Hinds; John J. Hinds, Jr. and wife, Fanny T. Hinds, and by and through Gus Colvin, Jr. as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Anniston Production Credit Association of Anniston, Alabama, the following described property situated in Shelby County, Alabama, to-wit:

The SE $\frac{1}{4}$  of SW $\frac{1}{4}$  and a strip 132 yards wide off of the West side of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 15, Township 19, Range 2 East, EXCEPT that part of said strip which lies SE of the right of way of the Wilsonville and Vincent Highway and containing 52 acres, more or less, situated in Shelby County, Alabama.

Subject to any easements or restrictions of record and mineral rights outstanding, if any, and taxes for the current year.

TO HAVE AND TO HOLD the above described property unto Anniston Production Credit Association of Anniston, Alabama, their heirs 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 in the State of Alabama.

IN WITNESS WHEREOF, Anniston Production Credit Association and John Lamar Hinds also known as Lamar Hinds and wife, Joann Adcox Hinds also known as Joann Hinds; John J. Hinds, Jr. and wife, Fanny T. Hinds, have caused this instrument to be executed by and through Gus Colvin, Jr., as auctioneer conducting said sale and as attorney-in-fact for all parties, has hereto set his hand and seal on this the 23 day of MAY, 1977.

ANNISTON PRODUCTION CREDIT ASSOCIATION OF  
ANNISTON, ALABAMA

JOHN LAMAR HINDS a/k/a JOHN HINDS and wife,  
JOANN ADCOX HINDS a/k/a JOANN HINDS; JOHN J.  
HINDS, JR. and wife, FANNY T. HINDS

BY:

Gus Colvin Jr.  
GUS COLVIN, JR., Auctioneer and  
Attorney-in-fact

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Shelby Cnty Judge of Probate, AL  
06/02/1977 12:00:00AM FILED/CERT



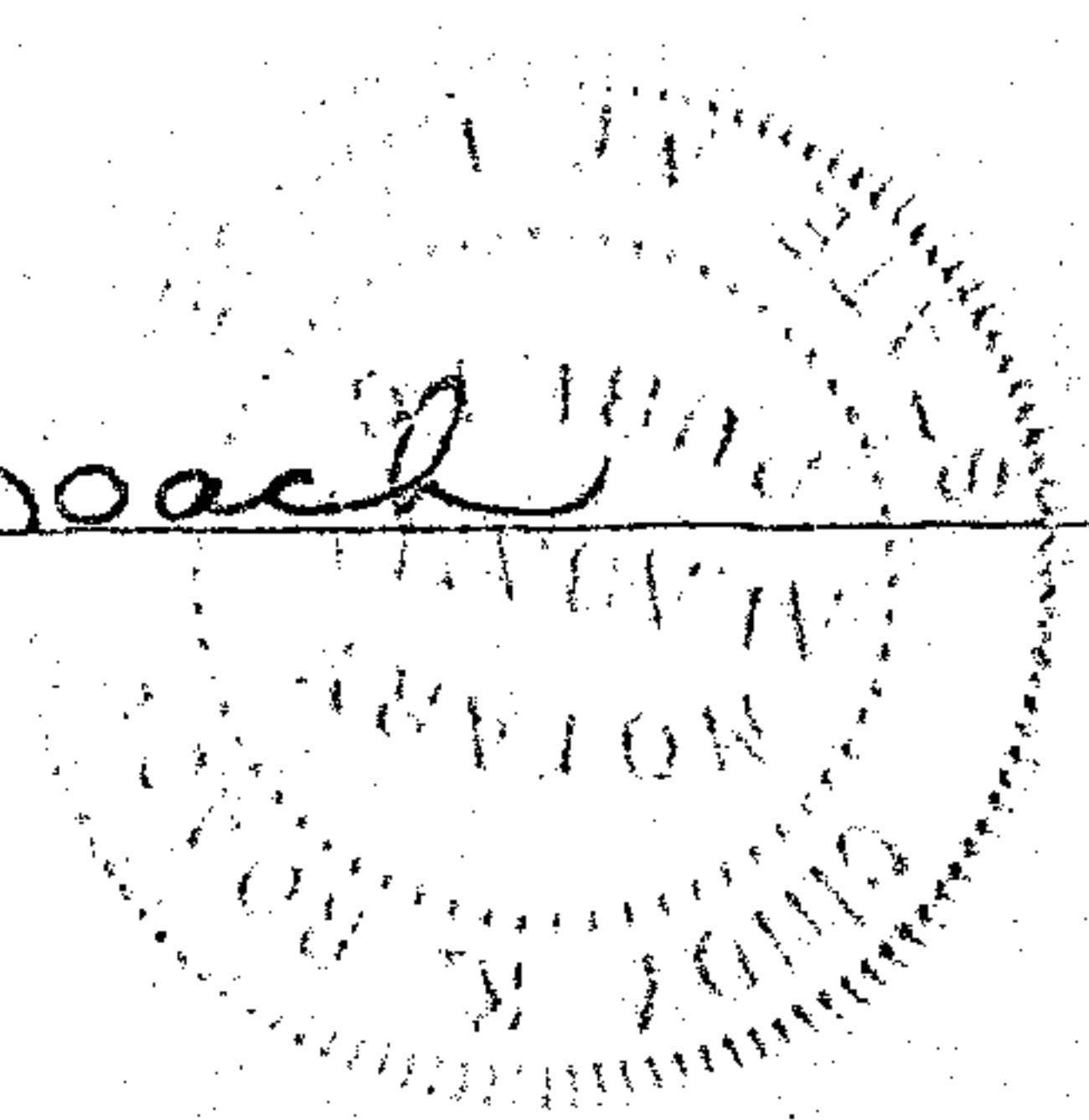
STATE OF ALABAMA X

CALHOUN COUNTY X

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GUS COLVIN, JR., whose name as auctioneer and attorney-in-fact is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, 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 attorney-in-fact and the person conducting the same for Anniston Production Credit Association of Anniston, Alabama, and as the act of said Anniston Production Credit Association and as the actions of John Lamar Hinds also known as Lamar Hinds and wife, Joann Adcox Hinds also known as Joann Hinds; John J. Hinds, Jr. and wife, Fanny T. Hinds, mortgagors, in the mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23rd day of May, 1977.

Cindy K. Roach  
NOTARY PUBLIC



STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1977 JUN -2 PM 12:12

Thomas C. Snowden, Jr.  
JUDGE OF PROBATE

Rec. 450  
Inf. 100  
550



19770602000053380 3/3 \$.00  
Shelby Cnty Judge of Probate, AL  
06/02/1977 12:00:00AM FILED/CERT

This instrument was prepared  
by  
STEWART & COLVIN  
Attorneys at Law  
P. O. Box 2182  
Anniston, Alabama 36202

Anniston Production  
P.O. Box 68 - Anniston