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Shelby Cnty Judge of Probate, AL
08/23/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

MORTGAGE FORECLOSURE DEED

843

KNOW ALL MEN BY THESE PRESENTS, That, WHEREAS, heretofore, on, to-wit, July 17, 1972, William T. McCartney and wife, Cordelia McCartney, executed a certain mortgage on property hereinafter described to H & H Construction Company, Inc., a Corporation, which said mortgage is recorded in Mortgage Book 324 at Page 685 in the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, in and by said mortgage, the Mortgagees were 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 in Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said Shelby County, Alabama, by publication once a week for four successive weeks prior to said sale at public outcry, for cash, to the highest bidder, and said mortgage provided that in case of sale, the Mortgagee or person conducting said sale was authorized to execute a deed conveying title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee could 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 H & H Construction Company, Inc., a Corporation, 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 published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in the issues July 7, July 14, July 21, and July 28, 1977; and,

WHEREAS, on August 5, 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 and properly conducted, and H & H Construction Company, Inc., a Corporation, as Mortgagee, did offer for sale and sell at public outcry in front of the Courthouse door of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described; and,

WHEREAS, Michael E. Gurley was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said H & H Construction Company, Inc., a Corporation; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of H & H Construction Company, Inc., a Corporation, in the amount of Ten Thousand One Hundred Twenty-Five and 50/100 (\$10,125.50) Dollars, which sum of money the said H & H Construction Company, Inc., a Corporation offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to H & H Construction Company, Inc., a Corporation;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Ten Thousand One Hundred Twenty-Five and 50/100 (\$10,125.50) Dollars on the indebtedness secured by said mortgage, the said H & H Construction Company, Inc., a Corporation, by and through Michael E. Gurley, as Auctioneer conducting said sale and as attorney in fact for H & H Construction Company, Inc., a Corporation, and the said Michael E. Gurley, as the Auctioneer conducting said sale, do hereby grant, bargain, sell and convey unto the said H & H Construction Company, Inc., a Corporation, the following described property situated in Shelby County, Alabama, to-wit:

H&H CONSTRUCTION COMPANY

Route 1, Box 108-C

BRIERFIELD, ALABAMA 35035

MICHAEL E. GURLEY
Attorney At Law
445 Walnut Street
P.O. Box 38
Centreville, Alabama
35042

205-926-9781

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Lot # 20 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the southerly right of way line of Cotton Street, said right of way lines as shown on the Map of Dedication of the Streets and Easements, Town of Siluria, Alabama; thence southwesterly along said right of way line of 4th Avenue West for 170.69 feet, thence 74 degrees 41 minutes left and run southerly for 55.68 feet to the point of beginning; thence continued southerly along last stated course for 97.0 feet; thence 88 degrees 44 minutes 15 seconds left and run Easterly for 179.0 feet to a point on the West line of Cotton Street, thence 91 degrees 15 minutes 45 seconds left and run northerly along said right of way line of Cotton Street for 60.0 feet to the beginning of a curve to the left arc of said curve and along said right of way line of Cotton Street for 37.0 feet; thence 85 degrees 43 minutes 50 seconds left from tangent of aforementioned curve and run westerly for 178.03 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto H & H Construction Company, Inc., a Corporation, its successors and assigns forever, as fully and completely in all respects as the same can be conveyed under and by virtue of the power and authority given, granted and vested in the grantors by the terms of said mortgage.

IN WITNESS WHEREOF, H & H Construction Company, Inc., a Corporation, has caused this instrument to be executed by and through Michael E. Gurley, as Auctioneer conducting said sale and as attorney in fact, and Michael E. Gurley, as Auctioneer conducting said sale, has hereto set his hand and seal on this the 5th day of August, 1977.

H & H CONSTRUCTION COMPANY,
INC., a Corporation

BY:

Michael E. Gurley
As Auctioneer and Attorney in Fact

Michael E. Gurley
As Auctioneer conducting said sale

STATE OF ALABAMA)
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COUNTY OF BIBB)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael E. Gurley, whose name as Auctioneer and attorney in fact for H & H Construction Company, Inc., a Corporation, 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 said Auctioneer and attorney in fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of August, 1977.

Paula A. Desmond
NOTARY PUBLIC

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CHAE E. GURLEY
Attorney At Law
445 Walnut Street
P.O. Box 38
Centreville, Alabama
35042

205-926-9781

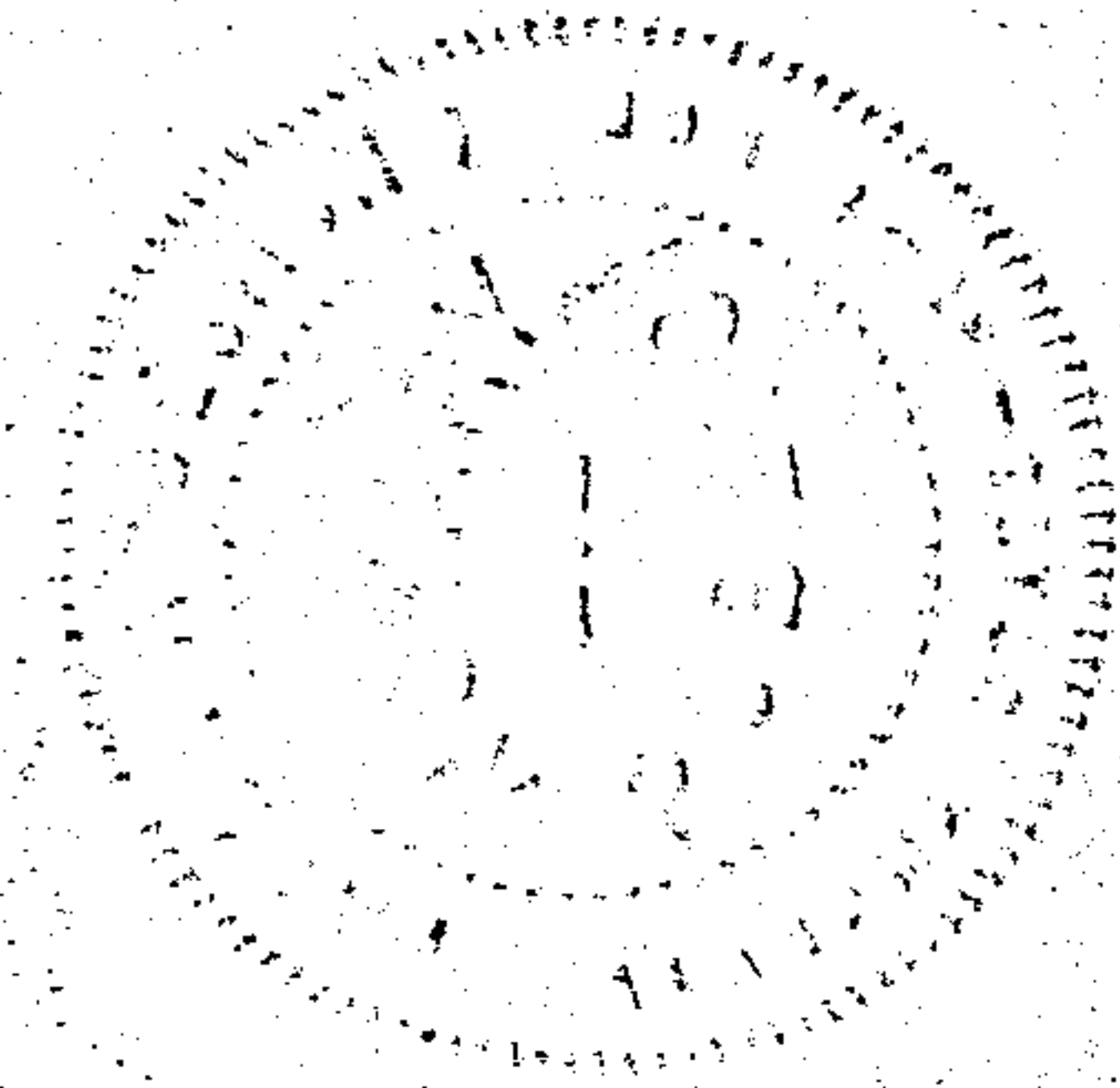
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STATE OF ALABAMA)
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COUNTY OF BIBB)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael E. Gurley, whose name as Auctioneer 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal, this the 5th day of August, 1977.

Paula A. Desmond
NOTARY PUBLIC



STATE OF ALA. CIVIL
AUG 23 AM 8 21
Rec. 450
Sub 100
550
Thomas A. Brownlee, Jr.
JUDGE OF PROBATE

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