

STATE OF ALABAMA)
SHELBY COUNTY)

303
FORECLOSURE DEED

19781107000149650 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/07/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by Chelsea Timber Co., Inc. to The Peoples Bank of Centreville, a corporation, dated January 31, 1974, and recorded in Mortgage Book 337, Page 37, in the Probate Records of Shelby County, Alabama, which said mortgage was assigned to Isabelle J. Tombrello which assignment is recorded in Miscellaneous Book 18, Page 358, in the Probate Records of Shelby County, Alabama, which said mortgage was assigned to D. B. Bradley and Columbiana Service Insurance Agency, Inc., a corporation, which assignment is recorded in Miscellaneous Book 27, Page 130, in the Probate Records of Shelby County, Alabama, which mortgage described the real estate hereinafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash after giving twenty-one days' notice by publication once a week for three consecutive weeks of the time, place and terms of sale, by publishing the same in a newspaper published in Shelby County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity or default of the same; and

WHEREAS, D. B. Bradley and Columbiana Service Insurance Agency, Inc., a corporation, did cause notice of the time, place and terms of sale of said real estate to be given in full compliance with the law of the State of Alabama, in the Shelby County Reporter in the issues of said paper published in Shelby County, Alabama, on September 14, September 21, and September 28, 1978; and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 31st day of October, 1978, and at said sale, said real estate was purchased for Eighty-eight Thousand Four Hundred Twenty-One and 15/100 (\$88,421.15) Dollars by D. B. Bradley and Columbiana Service Insurance Agency, Inc., a corporation, said D. B. Bradley purchasing 67% of said property and said Columbiana Service Insurance Agency, Inc., a corporation, purchasing 33% of said property; said sum of Eighty-Eight Thousand Four Hundred Twenty-One and 15/100 (\$88,421.15) Dollars was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of Eighty-Eight Thousand Four Hundred Twenty-One and 15/100 (\$88,421.15) Dollars, by crediting the same upon the mortgaged indebtedness secured by said mortgage, said Chelsea Timber Co., Inc., D. B. Bradley and Columbiana Service Insurance Agency, Inc., a corporation, and Frank Ellis, Jr., as Auctioneer, do hereby grant, bargain, sell and convey unto the said D. B. Bradley and Columbiana Service Insurance Agency, Inc., a corporation, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

The $W\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $SE\frac{1}{4}$ and the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 15, Township 21, Range 1 West.

Also: Begin at the SE corner of the $W\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $SE\frac{1}{4}$ of said Section 15, Township 21, Range 1 West; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 105 feet; thence turn North and run parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 420 feet; thence turn West and run parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 105 feet; thence turn South and run parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 420 feet to the point of beginning.

All in Section 15, Township 21, Range 1 West, Shelby County, Alabama.

All that part of the $W\frac{1}{2}$ of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, lying North of the Chelsea-Calera Road, containing 15 acres, more or less. Situated in Shelby County, Alabama.

MINERALS AND MINING RIGHTS AND PRIVILEGES EXCEPTED.

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TO HAVE AND TO HOLD the above described premises unto the said D. B. Bradley and Columbiana Service Insurance Agency, Inc., a corporation, and their heirs, successors, and assigns forever.

IN WITNESS WHEREOF, said Chelsea Timber Co., Inc. and D. B. Bradley and Columbiana Service Insurance Agency, Inc., a corporation, acting by and through Frank Ellis, Jr., Attorney in Fact and Auctioneer, and Frank Ellis, Jr., Attorney in Fact, have hereunto set their hands and seals on this the 7th day of November, 1978.

CHELSEA TIMBER CO., INC. and
D. B. BRADLEY and COLUMBIANA SERVICE
INSURANCE AGENCY, INC., a corporation,

BY [Signature]
Attorney in Fact and Auctioneer

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FRANK ELLIS, JR.

BY [Signature]
Auctioneer

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Ellis, Jr., who is known to me, and whose name as Attorney in Fact and 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 the conveyance, he, as such Attorney in Fact and as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 7th day of November, 1978.

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC

NOTARY PUBLIC
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