

This instrument was prepared by: James E. Hill, Jr., Attorney at Law, Leeds, Alabama

STATE OF ALABAMA )

SHELBY COUNTY )

19791115000149580 1/3 \$.00  
Shelby Cnty Judge of Probate, AL  
11/15/1979 12:00:00AM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

That, whereas, heretofore on, to-wit: July 23, 1979, Fred A. Dobbins and wife, Mary Francis Dobbins, executed a certain mortgage on property hereinafter described to Carrie B. Salser, an unmarried woman, which said mortgage is recorded in Book 394, Page 340, in the Office of the Judge of Probate of Shelby County, Alabama, and,

Whereas, in and by said mortgage the Mortgage 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 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 (3) 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 Mortgage 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 Carrie B. Salser, 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 the said Mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issue of September 13, 20, and 27, 1979.

Whereas, on October 12, 1979, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale and foreclosure was duly conducted and the said Carrie B. Salser did offer for sale and sell at public outcry, in front of the Main Street entrance of the Courthouse at Columbiana, Alabama, Shelby County, the property hereinafter described; and

Whereas, James E. Hill, Jr. was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Carrie B. Salser and,

SCHMITT & HILL  
ATTORNEYS AT LAW  
P. O. BOX 521  
LEEDS, ALABAMA 35094

NO TAX COLLECTED

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Whereas, the said Carrie B. Salser, was the highest bidder and best bidder in the amount of Thirty Eight Thousand Three Hundred Eighty Five and 30/100----- (\$38,385.30)----- Dollars on the indebtedness secured by said mortgage the said Carrie B. Salser, by and through James E. Hill, Jr., as auctioneer conducting said sale, and as Attorney-in-Fact for Fred A. Dobbins and wife, Mary Francis Dobbins, and by and through James E. Hill, Jr., as auctioneer conducting said sale, do hereby grant, bargain, sell, and convey unto Carrie B. Salser the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land comprising one (1) acre more or less situated in Section 17, Township 19, Range 1 West, described as follows: Begin at a point on the West line of the NW ¼ of the SE ¼ which point is 990 feet south of the NW corner of said NW ¼ of SE ¼; thence East parallel with North line of said forty, a distance of 418 feet; thence North at a right angle 104 ½ feet; thence West at a right angle to a point on the East line of Highway 91; thence southerly along the Highway to a point West of the point of beginning; thence East to the point of beginning, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights claimed by the Alabama Power Company under transmission line permits recorded in Deed Book 109, Page 70, Deed Book 109, Page 71, Deed Book 136, page 364 in the Probate Office of Shelby County, Alabama. Rights claimed by Shelby County under public road right of way deed recorded in Deed Book 95, page 503 in said Probate Office. Rights claimed under the gas and oil mining lease recorded in Deed Book 68, Page 383, transferred by transfer recorded in Deed Book 68, page 570 and extended in Deed Book 76, page 270 in said Probate Office.

Also: All the stock, equipment and fixtures located in the curb market which is located on the above described real estate.

TO HAVE AND TO HOLD the above described property unto Carrie B. Salser, her heirs, 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.

IN WITNESS WHEREOF, Carried B. Salser, an unmarried woman, has caused this instrument to be executed by and through James E. Hill, Jr., as auctioneer conducting said sale and as Attorney-in-Fact for all parties separately, and James E. Hill, Jr., as auctioneer conducting said sale and as Attorney-in-Fact for each of said parties has hereto set his hand and seal on this the 12 day of October, 19

Fred A. Dobbins

By:

James E. Hill, Jr.  
James E. Hill, Jr., Auctioneer  
and Attorney-in-Fact

Mary Frances Dobbins

By:

James E. Hill, Jr.  
James E. Hill, Jr., Auctioneer  
and Attorney-in-Fact



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Carrie B. Salser

By

James E. Hill, Jr., Attorney-in-Fact  
and Auctioneer

James E. Hill, Jr., Auctioneer  
conducting said sale

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SHELBY COUNTY )

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I, Aubrey V. Byers, a Notary Public in and for said County, in said State, hereby certify that James E. Hill, Jr., whose name as Auctioneer is signed to the foregoing conveyance, and who signed the names of Fred A. Dobbins and Mary Francis Dobbins, and who signed the name of Carrie B. Salser, 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 the person conducting the same for Carrie B. Salser, and as the act of said Carrie B. Salser and as the actions of Fred A. Dobbins and Mary Francis Dobbins, Mortgagors, in the Mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 12th day of October, 1979.

Aubrey V. Byers  
Notary Public

STATE OF ALABAMA

OCT 15 AM 9:37

Rec. 4.50  
Incl. 1.00  
5.50