

THIS INSTRUMENT PREPARED BY:

R. A. NORRED, ATTORNEY  
513 - 2nd FLOOR  
2121 - 6th AVE., NO.  
BIRMINGHAM, AL 35203

# FORECLOSURE DEED

49

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: **April 22, 1974**  
**Leonard E. Talton and Ann D. Talton, his wife** executed a certain  
mortgage on the property hereinafter described to **Jim Walter Homes, Inc.**  
which said mortgage is recorded in Book **339**, Page **100-01** in the Probate Office 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 said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for **4** 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, said mortgage with the powers therein contained was duly assigned to **Mid-State Homes, Inc.**,  
on the **12th** day of **May**, **1974**; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said assignee 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 its issues of **Oct. 25; Nov. 1; November 8**; and, **November 15, 1979**.

WHEREAS, on **December 1**, **1979**, 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 **Mid-State Homes, Inc.**, as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the Courthouse in **Shelby** County, Alabama, the property hereinafter described; and,

WHEREAS, **R.A. Norred** was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Assignee, **Mid-State Homes, Inc.**; and,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of **Mid-State Homes, Inc.**, in the amount of **Eight thousand, ten** and no/100-----Dollars, which sum of money **Mid-State Homes, Inc.** offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to **Mid-State Homes, Inc.**

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ **8,010.00** on the indebtedness secured by said mortgage, the said **Mid-State Homes, Inc.**, by and through **R.A. Norred** as Auctioneer conducting said sale and as attorney in fact and the for **Mid-State Homes, Inc.** said **R.A. Norred** as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said **Mid-State Homes, Inc.**, the following described property situated in **Shelby** County, Alabama, to-wit:

A parcel of land containing 1 acre, more or less, located in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , of Section 35, Township 20, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NE Corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 35 and run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for a distance of 210 feet to the point of beginning; thence continue along the last named course for a distance of 210 feet; thence run South and parallel with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for a distance of 210 feet; thence East and parallel with the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for a distance of 210 feet; thence North and parallel with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for a distance of 210 feet to the point of beginning. Also conveyed herein is a 30 foot right of way commencing at the NW Corner of the above described property and running West along the South side of the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  to the Easterly boundary of a public gravel road.

TO HAVE AND TO HOLD THE above described property unto **Mid-State Homes, Inc.**, its heirs and assigns forever, subject however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

R. A. NORRED, ATTORNEY  
P. O. Box 195

19791204000157380 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/04/1979 12:00:00AM FILED/CERT

BIRMINGHAM, ALABAMA 35201

19791204000157380 2/2 \$.00  
Shelby Cnty Judge of Probate,AL  
12/04/1979 12:00:00AM FILED/CERT