


THIS INSTRUMENT WAS PREPARED BY  
C. M. MONCUS  
1933 MONTGOMERY HWY  
B'HAM ALA 35209

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )

SHELBY COUNTY )

  
19800208000015600 Pg 1/4 .00  
Shelby Cnty Judge of Probate, AL  
02/08/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Harrell Barton and wife, Grace Barton, did on the 14th day of August, 1973, execute a mortgage to Paul A. Burton and Adele Burton, which mortgage is recorded in Book 333, Page 329, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Paul A. Burton and Adele Burton did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of January 10, 17, and 24, 1980.

WHEREAS, on February 8, 1980, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Paul A. Burton and Adele Burton did offer for sale and did sell at public outcry, in front of the Courthouse door of Shelby County, Alabama, the property described in Exhibit A attached hereto and made a part hereof; and

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WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of PAUL A BURTON & ADELE BURTON ~~FIFTY SIX THOUSAND THREE HUNDRED SIXTY THREE~~ in the amount of FIFTY SIX THOUSAND THREE HUNDRED SIXTY THREE & 36/100 ~~(FIFTY SIX THOUSAND THREE HUNDRED SIXTY THREE & 36/100)~~ (\$56,363.36)

WHEREAS, Claude M. Moncus conducted said sale on behalf of Paul A. Burton and Adele Burton.

BOOK 324 PAGE 782

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale, a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of FIFTY SIX THOUSAND THREE HUNDRED SIXTY THREE & 36/100 (\$56,363.36) on the indebtedness secured by said mortgage, the said Paul A. Burton and Adele Burton by Claude M. Moncus, their duly authorized agent and auctioneer conducting said sale do hereby grant, bargain, sell and convey unto the said Paul A. Burton and Adele Burton the property described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described property unto the said Paul A. Burton and Adele Burton 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.

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IN WITNESS WHEREOF, Paul A. Burton and Adele Burton, have caused this instrument to be executed by and through Claude McCain Moncus, as Auctioneer conducting said sale, and as Attorney in Fact, and Claude McCain Moncus as Auctioneer conducting said sale has hereto set his hand and seal on this the 8th day of February, 1980.

Claude McCain Moncus  
Claude McCain Moncus as  
Auctioneer and Attorney in Fact

Claude McCain Moncus  
Claude McCain Moncus as  
Auctioneer Conducting Said Sale

STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claude McCain Moncus, whose name as Auctioneer and Attorney in Fact for Paul A. Burton and Adele Burton, 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 such Auctioneer and Attorney in Fact, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of February, 1980.

Amelia S. Halibough  
Notary Public

STATE OF ALABAMA )

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claude McCain Moncus, 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 8th day of February, 1980.

Amelia S. Halibough  
Notary Public



EXHIBIT A

19800208000015600 Pg 4/4 .00  
Shelby Cnty Judge of Probate, AL  
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BOOK 32A PAGE 784

Begin at the NW corner of the SE 1/4 of NW 1/4 of Section 18, Township 22 South, Range 1 East; thence South 3° 30' East along forty line and along West line of NE 1/4 of SW 1/4 1387.7 feet to point of beginning; thence continue South along West line of NE 1/4 of SW 1/4 of Section 18, 1030 feet more or less to North R/W line of L & N RR; thence North 50° 20' East along said RR R/W 103.5 feet more or less to West R/W line of Columbiana-Shelby public road; thence North 3° West along West R/W line of said road 219.5 feet; thence North 8° West along West R/W line of said road 227 feet; thence North 11° 10' West along West R/W line of said road 528 feet to point of beginning, lying and being in the NE 1/4 of SW 1/4 of said Section 18, less and except that portion of said property conveyed to George M. and Leona Bird by deed in Deed Book 183 at page 173; also excepting therefrom the 30 ft. r/w sold to Gulf States Paper Co., described in Deed Book 220, on page 866; also excepting therefrom any portion of said property lying South of the center-line of the New County Road to Deans Cross-Road.

Also the following described property:

Begin at a point on the East boundary of the NW 1/4 of SW 1/4 of Said Section 18, 210 feet South of the NE corner; thence South 3° 30' East 420 feet; thence South 87° 55' West 315 feet; thence North 3° 30' West 420 feet; thence North 87° 55' East 315 feet to point of beginning, EXCEPTING lot sold to George M. and Leona B. Bird, as described in Deed Book 183 at page 172 in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
CLERK OF PROBATE

1980 FEB -8 AM 11:32

*William B. [Signature]*  
CLERK OF PROBATE

Rec. 6.00  
Deb. 1.00  
7.00