

STATE OF ALABAMA X
COUNTY OF SHELBY X

892



19800530000059400 1/4 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1980 12:00:00 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS: That, Whereas, heretofore on, to-wit: April 9, 1979, Quality Meats, Inc., a corporation, executed a certain mortgage on the property hereinafter described to Anniston Production Credit Association of Anniston, Alabama, a corporation, now Coosa Valley Production Credit Association, a corporation; said mortgage recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Mortgage Book 390, Pages 400 and 401; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in case of default in the payment of said 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 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 mortgage 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 Anniston Production Credit Association of Anniston, Alabama, a corporation, now Coosa Valley Production Credit Association, 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 foreclosure of

Coosa Valley Production Credit Assn.

P.O. Box 3168

Prichard, Ala. 36203

BOOZER AND COLVIN-ATTORNEYS AT LAW-916 SOUTH LEIGHTON AVENUE, ANNISTON, ALABAMA 36201

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said mortgage by publication in the SHELBY COUNTY REPORTER, a newspaper published in Columbiana, Shelby County, Alabama, and of general circulation in Shelby County, Alabama, on April 24, May 1 and May 8, 1980; and

WHEREAS, on May 16, 1980, 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 the said Anniston Production Credit Association of Anniston, Alabama, a corporation, now Coosa Valley Production Credit Association, a corporation, as mortgagee, did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Gus Colvin was the auctioneer who conducted the said foreclosure sale and was the person conducting said sale for the said Anniston Production Credit Association of Anniston, Alabama, a corporation, now Coosa Valley Production Credit Association, a corporation; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Coosa Valley Production Credit Association, a corporation, Oxford, Alabama, in the amount of One Hundred Fifty-eight Thousand Seven Hundred Fifty-six and 26/100 (\$158,756.26) Dollars, which sum of money Coosa Valley Production Credit Association, a corporation, Oxford, Alabama, offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Coosa Valley Production Credit Association, a corporation, Oxford, Alabama.

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of One Hundred Fifty-eight Thousand Seven Hundred Fifty-six and 26/100 (\$158,756.26) Dollars on the indebtedness secured by said mortgage, the said Anniston Production Credit Association of Anniston, Alabama, a

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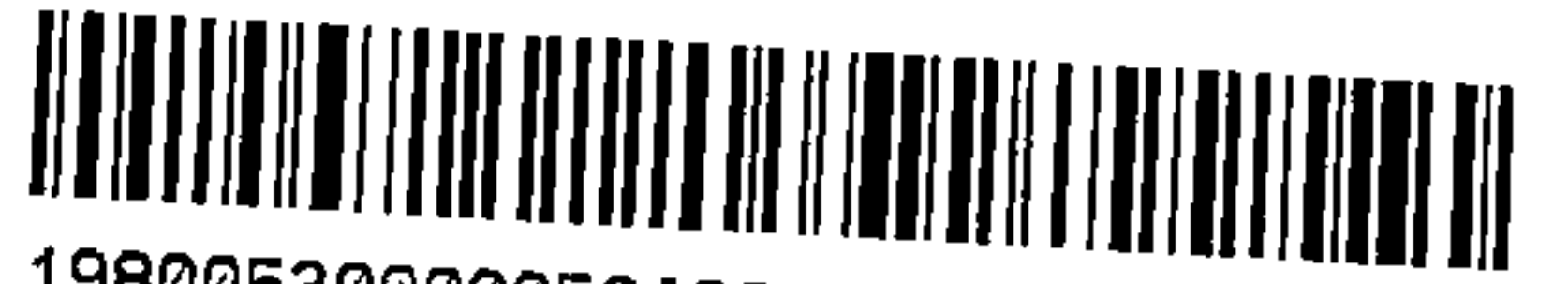
corporation, now Coosa Valley Production Credit Association, a corporation, by and through Gus Colvin, as auctioneer conducting said sale, the said Gus Colvin, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said Coosa Valley Production Credit Association, a corporation, Oxford, Alabama, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West; thence run East along the North line of said $\frac{1}{4}$ Section a distance of 158.92 feet to the point of beginning; thence turn an angle of 59 degrees, 20 minutes, 41 seconds to the left and run a distance of 254.22 feet; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run a distance of 500.00 feet; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run a distance of 188.57 feet; thence turn an angle of 70 degrees, 00 minutes, 00 seconds to the left and run a distance of 369.66 feet to a point on the Northwest right of way line of Shelby County Highway #22; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run Southwest along said right of way of Shelby County Highway #22, a distance of 313.93 feet; thence turn an angle of 70 degrees, 00 minutes, 00 seconds to the right and run a distance of 740.00 feet; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run a distance of 355.78 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, Huntsville, Meridian, Shelby County, Alabama and containing 9.50 acres.

TO HAVE AND TO HOLD the above described property unto the said Coosa Valley Production Credit Association, a corporation, Oxford, Alabama, its successors 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.

IN WITNESS WHEREOF, the said Anniston Production Credit Association of Anniston, Alabama, a corporation, now Coosa Valley Production Credit Association, a corporation, Oxford,

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Alabama, has caused this instrument to be executed by and through Gus Colvin, as auctioneer, conducting said sale, and Gus Colvin, as auctioneer conducting said sale, has hereto set his hand and seal on this the 16 day of May, 1980.

ANNISTON PRODUCTION CREDIT ASSOCIATION
of Anniston, Alabama, a corporation,
NOW COOSA VALLEY PRODUCTION CREDIT
ASSOCIATION, a corporation
and
QUALITY MEATS, INC., a corporation

BY:

Gus Colvin
Gus Colvin
As Auctioneer
P.O. Box 2386
Anniston, AL 36202

STATE OF ALABAMA X

CALHOUN COUNTY X

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Gus Colvin, whose name as auctioneer for Anniston Production Credit Association of Anniston, Alabama, a corporation, NOW Coosa Valley Production Credit Association, 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, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of May, 1980.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC

1980 MAY 30 AM 9:26

Lenna B. Freije
CLERK OF PROBATE

Rec. 6.00
Ind. 1.00
7.00

Lenna B. Freije
Notary Public



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