

This instrument was prepared by
✓ BEN A. ENGEL
W. B. HARTON
C. H. MOSES, III
C. R. JOHANSON, III
7th Floor Watts Building
Birmingham, AL 35203

STATE OF ALABAMA)

SHELBY COUNTY)



19810424000045980 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
04/24/1981 00:00:00 FILED/CERTIFIED

AUCTIONEER'S DEED

WHEREAS, Glenn M. Wade and wife, Bonnie Wade, and William R. Pool, Jr., and wife, Gwen Pool, did on October 20, 1980, execute to Associates Financial Services Company of Alabama, Inc., a certain mortgage which was recorded in the Probate Office of Shelby County, Alabama, in Book 407, at Page 107, to secure an indebtedness evidenced by a promissory note therein described; and

WHEREAS, default was made in the payment of said note secured by said mortgage and Associates Financial Services Company of Alabama, Inc., mortgagee, elected to declare the entire indebtedness secured by said mortgage due and payable under the power of sale contained in said mortgage; and

WHEREAS, pursuant to the power of sale contained in said mortgage the undersigned did cause to be published in the Shelby County Reporter, a newspaper published in Columbiana, Shelby County, Alabama, in the issues of March 5, 12, 19, 1981, a notice stating that under and by virtue of the power of sale contained in said mortgage, the undersigned would sell at public outcry to the highest bidder for cash, in front of the main entrance of the Shelby County Courthouse at Columbiana, Shelby County, Alabama, during the legal hours of sale on the 31st day of March, 1981; and

WHEREAS, on March 31, 1981, at 12:55 o'clock P. M., at the place stated in said notice, the undersigned Associates Financial Services Company of Alabama, Inc., a corporation, by and through Ben A. Engel, as auctioneer, did offer said property for sale to the highest bidder for cash, and at said sale, Associates Financial Services Company of Alabama, Inc., became the purchaser of said property at and for the sum of Twenty Six Thousand, Two Hundred, Fifty Six and 05/100 Dollars (\$26,256.05) cash, that being the highest and best bid for said property at said sale.

NOW, THEREFORE, in consideration of Twenty Six Thousand, Two Hundred, Fifty Six and 05/100 Dollars (\$26,256.05) paid by Associates Financial Services Company of Alabama, Inc., the said Associates Financial Services Company of Alabama, Inc., and the said Ben A. Engel, as auctioneer, do grant, bargain, sell and convey unto the said Associates Financial Services Company of Alabama, Inc., its transfers and assigns, the following described real estate which was conveyed

ASSOCIATES FINANCIAL SERVICES COMPANY

OF ALABAMA, INC.

1025 Montgomery Highway

Mobile, Alabama 36688

NO TAX COLLECTED

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by mortgagee who is situated in Shelby County, Alabama, to-wit:

Tract I:

Begin at the SW corner of SE 1/4 of SW 1/4 of Section 22, Township 20 South, Range 3 West; thence East along South boundary line of said Section 22, 678.42 feet, said point being an old lane; thence turning an angle of 91 degrees and 31 minutes to the left in Northerly direction 1,546.71 feet to the point of beginning of a tract of land herein described thence continuing in a straight line in Northerly direction 314.00 feet; thence turning an angle of 96 degrees and 49 minutes to the left in Westerly direction 227.35 feet, thence turning an angle of 88 degrees and 09 minutes to the left in Southerly direction 375.95 feet to the center line of a road thence turning an angle of 90 degrees and 00 minutes to left in Northeasterly direction 70.0 feet; thence turning an angle of 18 degrees and 00 minutes to the left in Northeasterly direction 60.0 feet; thence turning an angle of 17 degrees and 24 minutes to the left in Northeasterly direction 89.54 feet to the point of beginning, situated in the NE 1/4 of SW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

Tract II:

Part of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, situated in Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4 and run northerly along the west boundary line of said NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West for 655.0 feet to the point of beginning of the land herein described and conveyed; thence continue northerly along the west boundary line of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, for 287.63 feet; thence turn an angle of 91 degrees 58 minutes 30 seconds to the right and run easterly 901.05 feet; thence turn an angle of 124 degrees 11 minutes to the right and run southwesterly 274.25 feet; thence turn an angle of 1 degree 52 minutes to the left and continue southwesterly 73.94 feet; thence turn an angle of 57 degrees 44 minutes 45 seconds to the right and run westerly 697.48 feet, more or less, to the point of beginning.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Associates Financial Services Company of Alabama, Inc., its transfer and assigns forever, subject to all rights of redemption under the laws of Alabama.

IN WITNESS WHEREOF, Associates Financial Services Company of Alabama, Inc., by its duly authorized officer who is authorized to execute this conveyance, and Ben A. Engel, as auctioneer, have hereunto set their hands and seals on this 31st day of March, 1981.

ASSOCIATES FINANCIAL SERVICES COMPANY
OF ALABAMA, INC.

By:

Its Vice President

(SEAL)

Ben A. Engel, Auctioneer

(SEAL)

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STATE OF GEORGIA)

COUNTY ~~XXXXXXXXXX~~ AT LARGE)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Tom Wood, whose name as Vice President of Associates Financial Services Company, Inc., 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 15th day of APRIL,

1981.

Notary Public, Georgia State at large
My Commission Expires Feb. 23, 1982

Robert R. Smith
NOTARY PUBLIC

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Ben A. Engel, 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 the conveyance, he in his capacity as auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 1981.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1981 APR 24 AM 9:20

Robert R. Smith
NOTARY PUBLIC

NO TAX COLLECTED

Rec. 5.50

Ad. 1.00

6.50

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