

STATE OF ALABAMA
SHELBY COUNTY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by Ricky Allen Carter and wife, Patti Ann Carter to Dewey Braswell and wife, Joyce M. Braswell and recorded in Mortgage Book 377, page 410, in the Probate Records of Shelby County, Alabama, which mortgage described the real estate hereafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash after giving twenty-one days notice by publication once a week for three consecutive weeks of the time, place and terms of sale, by publishing the same in a newspaper published in Shelby County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage after maturity or default of the same; and

WHEREAS, Dewey Braswell and wife, Joyce M. Braswell did cause notice of the time, place and terms of sale of said real estate to be given in full compliance with the law of the State of Alabama, in the Shelby County Reporter in the issues of said paper published in Shelby County, Alabama, on November 12, 1981, November 19, 1981, and November 26, 1981; and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 5th day of January, 1982, and at said sale, said real estate was purchased by Dewey Braswell and wife, Joyce M. Braswell for the sum of Sixteen thousand three hundred fifty-four and 57/100 (\$16,354.57) Dollars which said sum of money was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of money was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of Sixteen thousand three hundred fifty-four and 57/100 (\$16,354.57) Dollars, by crediting the same upon the mortgaged indebtedness secured by said mortgage, said Ricky Allen Carter and wife, Patti Ann Carter, Dewey Braswell and wife, Joyce M. Braswell, and Frank Ellis, Jr., as Auctioneer, do hereby grant, bargain, sell and convey unto the said Dewey Braswell and wife, Joyce M. Braswell, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

Lot No. 87 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the North right of way line of Strowd Avenue and the east right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right of way line of Fallon Avenue for 141.00 feet to the point of beginning; thence 89 deg. 53 min. 02 sec. right and run Southeasterly for 128.32 feet to a point on the westerly right of way line of Montevallo Road (Ala. Highway 119); thence 89 deg. 26 min. 02 sec. left and run Northeasterly along said right of way line of Montevallo Road for 67.26 feet; thence 90 deg. 00 min. left and run Northwesterly for 128.85 feet to a point on the easterly right of way line of Fallon Avenue; thence 90 deg. 27 min. left and run Southwesterly along said right of way line of Fallon Avenue for 68.53 feet to the point of beginning.

TO HAVE AND TO HOLD the above described premises unto the said Dewey Braswell and wife, Joyce M. Braswell and their heirs and assigns, forever.

IN WITNESS WHEREOF, said Ricky Allen Carter and wife, Patti Ann Carter and Dewey Braswell and wife, Joyce M. Braswell, acting by and through Frank Ellis, Jr., Attorney in Fact and Auctioneer, and Frank Ellis, Jr., Attorney in Fact, have hereunto set their hands and seals on this the 7th day of January, 1982.

RICKY ALLEN CARTER and wife,
PATTI ANN CARTER and
DEWEY BRASWELL and wife, JOYCE M. BRASWELL

1982 JAN -8 AM 8:18
Forbearance Deed
Thomas G. Snowden, Jr.
JUDGE OF PROBATE

By

Attorney in Fact and Auctioneer

FRANK ELLIS, JR.

By

Auctioneer

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Ellis, Jr., who is known to me, and whose name as Attorney in Fact and 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, as such Attorney in Fact and as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 7th day of January, 1982.

Dorothy Jackson
Notary Public

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