

Prepared by:  
Ray F. Robbins, II  
125 E. North Street  
Talladega, AL 35160

STATE OF ALABAMA  
COUNTY OF SHELBY

## MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas,  
heretofore on, to-wit: July 27, 1977, Elbert T. Howell and  
Betty J. Howell, executed a certain mortgage on the  
property hereinafter described to The Federal Land Bank of  
New Orleans, as mortgagee and said mortgage is recorded in  
Mortgage Book 370, page 437, in the office of the Judge of  
Probate of Shelby County, Alabama, and

Whereas, under the terms of the mortgage the Mortgagee  
was authorized and empowered in the event of default in the  
payment of the indebtedness secured thereby, according to  
the terms thereof, to sell said property at public sale  
after giving notice of the time and place of such sale by  
publishing such notice once a week for three successive  
weeks in a newspaper published in said County; and

Whereas, default was made in the payment of the  
indebtedness secured by said mortgage and the Mortgagee  
declared all of the indebtedness secured due and payable,  
and said mortgage subject to foreclosure and gave due and  
proper notice of said foreclosure sale by publication in  
the SHELBY COUNTY REPORTER, a newspaper published in the  
city of Columbiana, Shelby County, Alabama in its issues of  
December 31, 1981; January 7, 1982; and January 14, 1982;  
and

Whereas, on the 1st day of February 1982, the day on  
which the foreclosure was due to be held under the terms of  
said notice, between the legal hours of sale, said sale was  
duly and properly conducted and The Federal Land Bank of

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New Orleans, as the owner of said mortgage offered said property for sale at public outcry as provided in said mortgage and Ray F. Robbins, II was the auctioneer and agent who conducted said sale for the Mortgagee; and

Whereas, the highest and best bid for the property described in said mortgage was the bid of The United States of America, acting by and through the Farmers Home Administration, in the sum of One Hundred Seven Thousand Three Hundred Forty-One and 13/100 (\$107,341.13) Dollars which sum of money The Federal Land Bank of New Orleans, as mortgagee and owner, offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to The United States of America, acting by and through the Farmers Home Administration;

NOW THEREFORE, in consideration of the premises and a credit in the amount of One Hundred Seven Thousand Three Hundred Forty-One and 13/100 (\$107,341.13) Dollars on the indebtedness secured by said mortgage the said Federal Land Bank of New Orleans, by and through Ray F. Robbins, II, as auctioneer, conducting the said sale and as attorney in fact for The Federal Land Bank of New Orleans, and said Ray F. Robbins, II as the auctioneer conducting the said sale, does hereby grant, bargain, sell and convey unto the United States of America, acting by and through the Farmers Home Administration, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 22, Township 19 South, Range 2 East; thence run South along the East line of said section a distance of 1988.41 feet to a point; thence run West, parallel with the North line of said above designated section, a distance of 110 feet, more or less, to an existing fence, which is the point of beginning of the parcel herein described; thence run Southerly along said fence a distance of 490 feet, more or less, to a point on the North right of way line on the A. C. L. Railroad; thence run Southwesterly along the North line of said railroad right of way a distance of 1,388 feet, more or less, to the West line of the NE quarter of the SE quarter of said Section 22; thence run North along the West line of said NE quarter of SE quarter a distance of 470.28 feet to the Northwest corner thereof; thence continue North along the West line of the SE quarter of NE quarter of said Section 22 a distance of

664.20 feet to the Southeast corner of the North Half of the SW quarter of the NE quarter of said Section 22; thence run West along the South line of the North Half of the SW quarter of the NE quarter of said Section 22 a distance of 650 feet, more or less, to the East line of a gravel road; thence run Northly along the West line of said gravel road a distance of 410 feet, more or less, to a point; thence turn an angle of 19 degrees 24 min. 50 sec. to the right and run along said road a distance of 206.25 feet; thence turn an angle of 23 deg. 33 min. 30 sec. to the left and run along said road a distance of 562.25 feet; thence turn an angle of 2 deg. 12 min. 30 sec. to the left and run along said road a distance of 270.45 feet; thence turn an angle of 94 deg. 34 min. 45 sec. to the right and run a distance of 367 feet; thence turn an angle of 78 deg. 20 min. 23 sec. to the left and run a distance of 264.55 feet; thence turn an angle of 88 deg. 42 min. to the right and run a distance of 146.89 feet to a point on the West right of way of Alabama Power Company transmission line easement; thence turn an angle of 112 deg. 50 min. to the left and run along said Alabama Power Company transmission line easement a distance of 227.74 feet to a point on the South right of way line of Shelby County Highway No. 62; thence turn an angle of 112 deg. 50 min. to the right and run along said highway right of way a distance of 108.48 feet to the east right of way line of A.P.C. Transmission line easement; thence turn an angle of 67 deg. 10 min. to the right and run along the East line of A.P.C. transmission line easement a distance of 227.74 feet; thence turn an angle of 67 deg. 10 min. to the left and run a distance of 382.82 feet to an existing fence; thence run Southerly along said fence and an extension thereof a distance of 1098.75 feet, more or less to a point on the South line of the NE quarter of NE quarter of said Section 22; thence run East along the South line of said NE quarter of NE quarter of said Section 22, a distance of 730 feet, more or less, to a point on an existing fence; thence run Southerly along said existing fence and an extension thereof a distance of 660 feet to a point due West of the point of beginning; thence run East 420 feet, more or less, to the point of beginning, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated June 23, 1976.

#### PARCEL TWO

A part of the West half of NE quarter of Section 22, Township 19 South, Range 2 East, more particularly described as follows: Commence at the NW corner of the SW quarter of NE quarter of Section 22 and run in a Southerly direction along the West line of said quarter-quarter Section a distance of 845.88 feet; thence turn an angle of 88 deg. 17.5 min. to the left along an old fence line for a distance of 745.67 feet to the West side of a gravel road; thence turn an angle of 99 deg. 40.5 min. to the left along said road for a distance of 209.80 feet; thence turn an angle of 1 deg. 07 min. to the left along said road for a distance of 422.38 feet; thence turn an angle of 15 deg. 35 min. to the right along said road for a distance of 201.25 feet thence turn an angle of 18 deg. 44 min. to the left along said road for a distance of 90.85 feet; thence turn an angle of 3 deg. 37 min. to the left along said road for a distance of 152.79 feet; thence turn an angle of 2 deg. 17 min. to the right along said road for a distance of 266.58 feet; thence turn an angle

of 3 deg. 25 min. to the left along said road for a distance of 349.86 feet; thence continue along the West margin of said road to its intersection with the South right of way line of Highway # 25; thence run in a Southwesterly direction along the right of way line of Highway # 25 to its intersection with the West line of the NW quarter of NE quarter of Section 22; thence run Southerly along the West line of the NW quarter of NE quarter of Section 22 for a distance of 786.82 feet to point of beginning.

Subject to existing public roads and utility easements of record.

Subject to transmission line permits to Alabama Power Company recorded in Probate Office of Shelby County, Alabama in Deed Book 129, page 157; In Deed Book 172, page 189; in Deed Book 242, page 916; in Deed Book 242, page 919; in Deed Book 82, page 49; in Deed Book 101, page 102; in Deed Book 107, page 312; and subject to Right of way deeds to Shelby County recorded in Deed Book 70, page 35, in Deed Book 117, page 29; all in Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described property unto the United States of America, acting through the Farmers Home Administration, 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 Federal Land Bank of New Orleans, has caused this instrument to be executed by and through Ray F. Robbins, II as auctioneer conducting said sale and as attorney in fact and he as auctioneer conducting said sale has hereunto set his hand and seal on this the 1st day of February, 1982.

THE FEDERAL LAND BANK OF  
NEW ORLEANS

BY: Ray F. Robbins, II  
As Auctioneer and Attorney-  
in-Fact

Ray F. Robbins, II  
Ray F. Robbins, II as  
Auctioneer conducting said  
sale

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STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that Ray F. Robbins, II whose name as Auctioneer and Attorney-in-Fact for The Federal Land Bank of New Orleans, 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 and Attorney-in-Fact with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of February, 1982.

...*Jo Ann James*...  
Notary Public  
My Commission Expires September 15, 1984

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that Ray F. Robbins, II whose name as Auctioneer conducting said sale, 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 with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of February, 1982.

...*Jo Ann James*...  
Notary Public  
My Commission Expires September 15, 1984



THE STATE OF ALABAMA  
SHELBY COUNTY

Personally appeared before me, Judge of Probate, in and for said county, Violet Powell, who being duly sworn according to law deposes and says that she is Office Manager of the SHELBY COUNTY REPORTER a newspaper published in said county, and that publication of a certain notice, a true copy of which is hereto affixed, has been made in said newspaper.....weeks consecutively, to-wit in issues thereof dated as follows:

Dec. 31, 1981, Jan. 7, 14, 1982

*Violet Powell*  
..... Office Manager

Subscribed and sworn before me this.....day of....., 19.....

*Thomas A. Snowden*  
..... Judge of Probate

Printers Fee \$.....  
248.71

LEGAL NOTICE

Mortgage Foreclosure Sale Notice  
Whereas, default having been made in the payment of the indebtedness secured by that certain mortgage dated July 27, 1977, by Elbert T. Howell and Betty J. Howell, to The Federal Land Bank of New Orleans, as mortgagee and which mortgage is recorded in the office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 370, page 437, and said default continuing, the undersigned mortgagee and owner of said mortgage has elected to declare the entire indebtedness secured by said mortgage due and payable as provided for therein;

Notice is hereby given in accordance with the power or sale contained in said mortgage and pursuant to law that the undersigned Federal Land Bank of New Orleans will sell at public outcry and to the highest bidder for cash, in front of the Courthouse door of Shelby County, Alabama, between the legal hours of sale on February 1, 1982, the following described real property lying and being in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 22, Township 19 South, Range 2 East; thence run South along the East line of said section a

distance of 1988.41 feet to a point; thence run West, parallel with the North line of said above designated section, a distance of 110 feet, more or less, to an existing fence, which is the point of beginning of the parcel herein described; thence run Southerly along said fence a distance of 480 feet, more or less, to a point on the North right of way line on the A.C.L. Railroad; thence run Southwesterly along the North line of said railroad right of way a distance of 1,388 feet, more or less, to the West line of the NE quarter of the SE quarter of said Section 22; thence run North along the West line of said NE quarter of SE quarter a distance of 470.28 feet to the Northeast corner thereof; thence continue North along the West line of the SE quarter of NE quarter of said Section 22 a distance of 884.30 feet to the Southeast corner of the North Half of the SW quarter of the NE quarter of said Section 22;

thence run West along the South line of the North Half of the SW quarter of the NE quarter of said Section 22 a distance of 860 feet; more or less, to the East line of a gravel road; thence run North along the West line of said gravel road a distance of 410 feet, more or less, to a point; thence turn an angle of 19 degrees 26 min. 50 sec. to the right and run along said road a distance of 208.25 feet; thence turn an angle of 23 deg. 33 min. 30 sec. to the left and run along said road a distance of 562.25 feet; thence turn an angle of 2 deg. 12 min. 30 sec. to the left and run along said road a distance of 270.45 feet; thence turn an angle of 94 deg. 34 min. 45 sec. to the right and run a distance of 387 feet; thence turn an angle of 78 deg. 20 min. 23 sec. to the left and run a distance of 264.55 feet; thence turn an angle of 88 deg. 42 min. to the right and run a distance of 145.89 feet to a point on the West right of way of Alabama Power Company transmission line easement; thence turn an angle of 112 deg. 50 min. to the left and run along said Alabama Power Company transmission line easement a distance of 227.74 feet to a point on the South right of way line of Shelby County Highway No. 62; thence turn an angle of 112 deg. 50 min. to the right and run along said highway right of way a distance of 108.48 feet to the east right of way line of A.P.C. Transmission line easement; thence turn an angle of 87 deg. 10 min. to the right and run along the East line of A.P.C. transmission line easement a distance of 227.74 feet; thence turn an angle of 67 deg. 10 min. to the left and run a distance of 382.02 feet to an existing fence; thence run Southerly along said fence and an extension thereof a distance of 1098.75 feet, more or less, to a point on the South line of the NE quarter of NE quarter of said Section 22; thence run East along the South line of said NE quarter of NE quarter of said Section 22, a distance of 730 feet, more or less, to a point on an existing fence; thence run Southerly

along said existing fence and an extension thereof a distance of 860 feet to a point due West of the point of beginning; thence run East 420 feet, more or less, to the point of beginning, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated June 23, 1978.

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A part of the West half of NE quarter of Section 22, Township 19 South, Range 2 East, more particularly described as follows: Commence at the NW corner of the SW quarter of NE quarter of Section 22 and run North Southerly direction along the West line of said quarter-quarter Section a distance of 845.58 feet; thence turn an angle of 88 deg. 17.5 min. to the left along an old fence line for a distance of 745.87 feet to the West side of a gravel road; thence turn an angle of 99 deg. 40.5 min. to the left along said road for a distance of 208.20 feet; thence turn an angle of 1 deg. 07 min. to the left along said road for a distance of 422.38 feet; thence turn an angle of 15 deg. 36 min. to the right along said road for a distance of 201.25 feet; thence turn an angle of 18 deg. 44 min. to the left along said road for a distance of 80.85 feet; thence turn an angle of 3 deg. 37 min. to the left along said road for a distance of 152.79 feet; thence turn an angle of 2 deg. 17 min. to the right along said road for a distance of 266.58 feet; thence turn an angle of 3 deg. 25 min. to the left along said road for a distance of 349.86 feet; thence continue along the West margin of said road to its intersection with the South right of way line of Highway No. 25; thence run in a Southwesterly direction along the right of way line of Highway No. 25 to its intersection with the West line of the NW quarter of NE quarter of Section 22; thence run Southerly along the West line of the NW quarter of NE quarter of Section 22 for a distance of 788.82 feet to point of beginning.

Subject to existing public roads and utility easements of record.

Subject to transmission line permits to Alabama Power Company recorded in Probate Office of Shelby County, Alabama, in Deed Book 128, page 157; in Deed Book 172, page 188; in Deed Book 242, page 918; in Deed Book 242, page 819; in Deed Book 82, page 49; in Deed Book 101, page 102; in Deed Book 107, page 312; and subject to Right of way deeds to Shelby County recorded in Deed Book 70, page 35, in Deed Book 117, page 29; all in Probate Records of Shelby County, Alabama.

Said sale is to be made for the purpose of paying the mortgage debt and all costs and expenses of foreclosure as provided for in said mortgage and the proceeds of said sale will be applied as directed by and in said mortgage.

This the 29th day of December, 1981.

The Federal Land Bank of New Orleans  
Dec. 31, 1981, Jan. 7, 14, 1982 No. 107

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

1982 FEB -3 AM 9:56

NO TAX COLLECTED

JUDGE OF PROBATE

Rec. 9.00

Ind. 1.00