

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 Cecil Malone Matthews to A. W. Little and wife, Fern Little, and recorded in Mortgage Book 384, Page 861, in the Probate Office of Shelby County, Alabama, which mortgage described the real estate herein-after 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, A. W. Little and Fern Little 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 December 10th, 17th and 24th, 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 9th day of January, 1982, and at said sale, said real estate was purchased by A. W. LITTLE and FERN LITTLE for the sum of \$22,007.30 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 \$22,007.30, by crediting the same upon the mortgaged indebtedness secured by said mortgage, said CECIL MALONE MATTHEWS and HEWITT L. CONWILL, as Auctioneer, do hereby grant, bargain, sell and convey unto the said A. W. LITTLE and FERN LITTLE, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama; thence Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 478.50 feet to the point of beginning of the property being described; thence continue along said West $\frac{1}{4}$ - $\frac{1}{4}$ line 481.12 feet to a point in the centerline of a public road; thence 26 deg. 46 min. left and run down said centerline of said road 32.83 feet to a point; thence 47 deg. 34 min. left and continue along said centerline of said road 280.34 feet to a point; thence 20 deg. 56 min. left and continue along said centerline of said road 168.80 feet to a point; thence 10 deg. 22 min. left and continue along said centerline of said road

Harrison, Converse

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175.93 feet to a point; thence 61 deg. 42 min. left and run Northeasterly 702.86 feet to a point; thence 101 deg. 04 min. left and run Westerly 424.39 feet to a point; thence 21 deg. 37 min. left and run Southwesterly 219.34 feet to a point; thence 14 deg. 32 min. left and run Southwesterly 174.23 feet to the point of beginning. Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described premises unto the said A. W. LITTLE and FERN LITTLE, and their heirs and assigns, forever.

IN WITNESS WHEREOF, said CECIL MALONE MATTHEWS, acting by and through Hewitt L. Conwill, Attorney in Fact and Auctioneer, and Hewitt L. Conwill, Attorney in Fact, have hereunto set their hands and seals on this the 10th day of February, 1982.

CECIL MALONE MATTHEWS

By: *Hewitt L. Conwill*
Attorney in Fact and
Auctioneer

HEWITT L. CONWILL

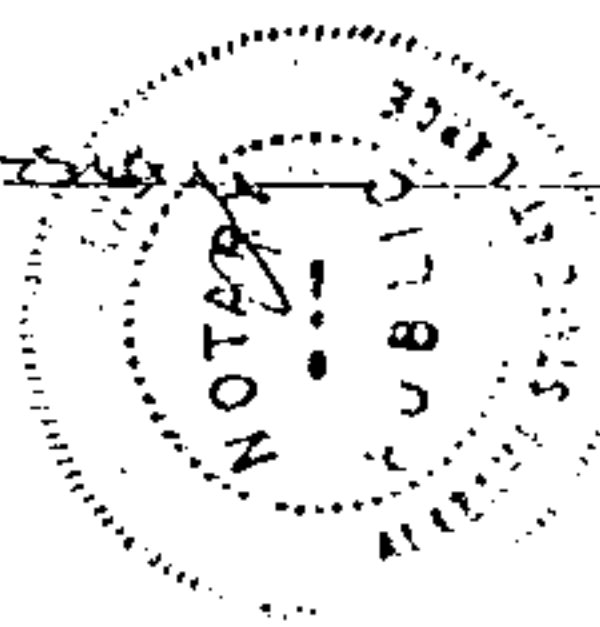
By: *Hewitt L. Conwill*
Auctioneer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hewitt L. Conwill, 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 10th day of February, 1982.

Edward D. Morris
Notary Public



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

1982 FEB 11 AM 9:24

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 3.00
Ind. 1.00
4.00