

STATE OF ALABAMA)
SHELBY COUNTY)

1199

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: April 29, 1981, William P. Huff, Jr., a single man, executed a certain mortgage on property herein-after described to Beneficial Finance Co. of Alabama, an Alabama Corporation, which said mortgage is recorded in Book 412, Page 28, Record of Mortgages, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the case of default in the payment of the 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 publishing in said city by publication once a week for three consecutive weeks prior to said sale of 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 mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Beneficial Finance Co. of Alabama, an Alabama Corporation, did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 11, March 18, and March 25, 1982; and

John Lewis Boakle
Rt. 19 - [REDACTED] 21013
B'ha. 25, 2006

WHEREAS, on April 1, 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 foreclosure was duly conducted and Beneficial Finance Co. of Alabama, an Alabama Corporation, 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, Douglas L. Key, was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Beneficial Finance Co. of Alabama, an Alabama Corporation, and whereas John Louis Boackle was the highest bidder and best bidder, in the amount of Ten Thousand and 00/100 (\$10,000.00) Dollars on the indebtedness secured by said Mortgage, the said Beneficial Finance Co. of Alabama, an Alabama Corporation, by and through Douglas L. Key, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto John Louis Boackle the following described property situated in Shelby County, Alabama, to-wit: Sold As Is Where Is with No Warranties

PARCEL 1: That part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, Township 21, Range 1 East, that lies South and Southeast of the public road known as Mardis Ferry Road, EXCEPT that certain lot deeded to Adolph and Mary Richert dated September 13, 1973, as shown by deed recorded in Probate Office of Shelby County, Alabama, in Deed Book 282, page 552. Situated in Shelby County, Alabama.

PARCEL 2: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama, thence northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ 846.39 feet to the point of beginning of the property being described; thence continue along the last described course 647.90 feet to a point on the South right-of-way line of Shelby County Highway No. 30; thence 138 deg. 04 min. left and run southwesterly along said R/O/W line 230.64 feet to a point; thence 8 deg. 05 min. right and run Southwesterly along same right-of-way 133.86 feet to a point; thence 83 deg. 21 min. left and run Southeasterly 467.16 feet to the point of beginning; situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto

John Louis Boackle, his heirs, and assigns

forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama.

IN WITNESS WHEREOF, Beneficial Finance Co. of Alabama, an Alabama Corporation, has caused this instrument to be executed by and through Douglas L. Key, as auctioneer conducting the said sale and as Attorney-in-fact, and Douglas L. Key, as auctioneer conducting said sale has hereto set his hand and seal on this the 1st day of April, 1982.

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BOOK

BY:

Douglas L. Key
Auctioneer and Attorney-in-Fact

Douglas L. Key
Auctioneer conducting said sale

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas L. Key, whose name as auctioneer and attorney-in-fact for Beneficial Finance Co. of Alabama, an Alabama Corporation, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 1st day of April, 1982.

Barbara Ann Kipp
NOTARY PUBLIC

My Commission Expires August 31, 1983

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

1982 APR -1 PM 1:36

Thomas A. Smoot, Jr.
JUDGE OF PROBATE

deed tax 10.00
Rec. 450
End. 1.00
15.00