

STATE OF ALABAMA)
SHELBY COUNTY)

This instrument was prepared by J. W. Patton,
Jr., Stone, Patton & Kierce, Bessemer, Alabama

WHEREAS, on, to-wit, November 21, 1978, Rod Donnelly Const., Inc., a corporation, did execute and deliver to First Federal Savings and Loan Association of Bessemer (hereinafter called MORTGAGEE), a certain mortgage on the hereinafter described real estate to secure an indebtedness of \$40,000.00 therein described, said mortgage being of record in Book 385, Page 657, in the Probate Office of Shelby County, Alabama; and

WHEREAS, under the terms and provisions of said mortgage the said Mortgagee was authorized and empowered upon default in the payment of said indebtedness, to sell said real estate at public sale at the Courthouse door of Shelby County, Alabama, to the highest bidder for cash, after first having given notice of the time, place and terms of sale by advertisement for three (3) successive weeks in some newspaper published in Columbiana, Shelby County, Alabama; and

WHEREAS, Rod Donnelly Const., Inc., a corporation, did fail and default in the payment of the indebtedness described in and secured by said mortgage and said indebtedness did thereby become in default and said mortgage was thereby subject to foreclosure; and

WHEREAS, the said Mortgagee, upon default in the payment of said indebtedness, did declare the entire indebtedness due and payable and elected to foreclose said mortgage; and

WHEREAS, Mortgagee did thereafter advertise and give notice of the sale of said real estate under the terms and conditions of said mortgage by advertising notice of the time, place and terms of sale in the Shelby County Reporter, a newspaper of general circulation published in Columbiana, Shelby County, Alabama, said notices appearing in said newspaper once a week for three (3) successive weeks, on April 1, 1982, April 8, 1982 and April 15, 1982, and which said notices, among other things, stated that said real estate, describing it, would be sold at public auction

339 PAGE 621
BOOK

STONE, PATTON & KIERCE
118 - NORTH 18TH STREET
BESSEMER, ALABAMA 35020
MAY 1982

to the highest bidder for cash during the legal hours of sale on April 29, 1982, at the entrance of the Shelby County Courthouse at Columbiana, Alabama; and

WHEREAS, on April 29, 1982, within the legal hours of sale at the entrance of the Shelby County Courthouse at Columbiana, Alabama, said real estate was offered for sale at public auction by J. W. Patton, Jr., who was and is the attorney for Mortgagee and acted as auctioneer in conducting said sale, and at said sale was sold to First Federal Savings and Loan Association of Bessemer, at and for the sum of Forty One Thousand Eight Hundred Twenty Four and 94/100 (\$41,824.94) Dollars, said amount being the highest, best and last bid offered for said real estate and which amount equaled but did not exceed the principal indebtedness secured by said mortgage, plus the cost of advertising said sale and a reasonable attorney's fee;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned J. W. Patton, Jr., as attorney for Mortgagee and as auctioneer conducting said sale, for and in consideration of the premises and the sum of \$41,824.94, do hereby grant, bargain, sell and convey unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BESSEMER, all of the right, title and interest of said Rod Donnelly Const., Inc., a corporation, and of First Federal Savings and Loan Association of Bessemer, as Mortgagee, in and to the following described real estate, situated in Shelby County, Alabama:

Lot 18, according to the Survey of Brandywine, First Sector, as recorded in Map Book 7, Page 7, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BESSEMER, its successors and assigns, forever, as fully and completely as I could and ought to convey the same, as such attorney and auctioneer aforesaid, under and by virtue of the power and authority vested in me as such attorney and auctioneer by the terms of said mortgage.

BOOK 339 PAGE 622

IN WITNESS WHEREOF, I have hereunto set my hand and seal as attorney and auctioneer aforesaid, on this 29th day of April, 1982.

ROD DONNELLY CONST., INC., a Corporation,

By J. W. Patton
As Attorney and Auctioneer Aforesaid

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF BESSEMER, MORTGAGEE

By J. W. Patton
As Attorney and Auctioneer Aforesaid

J. W. Patton
As Attorney and Auctioneer Aforesaid

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Mildred S. Kelso, a Notary Public in and for said County, in said State, hereby certify that J. W. Patton, Jr., whose name as attorney for Mortgagee and Auctioneer conducting the sale described in the above and foregoing conveyance, 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 attorney and auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this 29th day of April, 1982.

Mildred S. Kelso
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1982 MAY -4 AM 8:28
Forrester
JUDGE OF PROBATE

Rec 4.50
Ind 1.00
5.50



BOOK 339 PAGE 623