

STATE OF ALABAMA

SHELBY AND ST. CLAIR COUNTIES

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Gary L. Thompson did on the 17th day of July, 1974, execute a mortgage to Elmer C. Thuston, Jr. and wife, Mary S. Thuston, which mortgage is recorded in Volume 341, page 182, in the office of the Judge of Probate of Shelby County and Volume 142, page 721, in the office of the Judge of Probate of St. Clair County; and

WHEREAS, default was made in the payment of said indebtedness secured by said mortgage, and the said Elmer C. Thuston, Jr. and wife, Mary S. Thuston, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof by publication in the Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of October 9, 16, and 23, 1980, and in the St. Clair News-Aegis, a newspaper of general circulation in St. Clair County, Alabama, in its issues of October 9, 16, and 23, 1980; and

WHEREAS, on October 31, 1980, the day on which the foreclosure sale was due to be held, according to said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the said Elmer C. Thuston, Jr. and wife, Mary S. Thuston, did offer for sale and did sell at public outcry in front of the Courthouse door of Shelby County, Alabama, and in front of the Courthouse door of St. Clair County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of the said Elmer C. Thuston, Jr. and wife, Mary S. Thuston, in the amount of Ninety-four Thousand Two Hundred Forty-two and 19/100 Dollars (\$94,242.19), which sum the said Elmer C. Thuston, Jr. and wife,

Mary S. Thuston, offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to the said Elmer C. Thuston, Jr. and wife, Mary S. Thuston; and

WHEREAS, Charles A. J. Beavers, Jr. and W. Lee Thuston conducted said sale on behalf of Elmer C. Thuston, Jr. and wife, Mary S. Thuston; and

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of Ninety-FOUR Thousand Two Hundred

Forty-two and 19/100 Dollars (\$94,242.19) on the indebtedness secured by said mortgage, the said Elmer C. Thuston, Jr. and wife, Mary S. Thuston, by Charles A. J. Beavers, Jr. and W. Lee Thuston, their duly authorized agents and auctioneers conducting said sale, do hereby grant, bargain, sell, and convey unto the said Elmer C. Thuston, Jr. and wife, Mary S. Thuston, the following described property situated in Shelby and St. Clair Counties, Alabama, to-wit:

South half of northwest quarter, Section 19, Township 17 South, Range 2 East, situated in St. Clair County, Alabama.

Northwest quarter of northwest quarter of Section 25, Township 17 South, Range 1 East, Shelby County, Alabama.

Minerals and mining rights excepted.

Gas and oil excepted.

Southeast quarter of northeast quarter of Section 24, Township 17 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Elmer C. Thuston, Jr. and wife, Mary S. Thuston, 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 said Elmer C. Thuston, Jr. and wife, Mary S. Thuston, by Charles A. J. Beavers, Jr. and W. Lee Thuston, as auctioneers conducting said sale, caused

these presents to be executed on this the 31st day of October,
1980.

ELMER C. THUSTON, JR. and wife,
MARY S. THUSTON

By *Charles A. J. Beavers, Jr.*
Charles A. J. Beavers, Jr.
Agent and Auctioneer

and

By *W. Lee Thuston*
W. Lee Thuston
Agent and Auctioneer

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STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles A. J. Beavers, Jr. and W. Lee Thuston, whose names as auctioneers and agents for Elmer C. Thuston, Jr. and wife, Mary S. Thuston, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacities as such auctioneers and agents, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31st day of October,
19 80.

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

1982 AUG -9 AM 9:36

James A. Chandler, Jr.
JUDGE OF PROBATE

Rec. 4.50

Ind. 1.00

5.50

Edna Carroll
Notary Public



NO TAX COLLECTED