

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit, March 26, 1980, Cecil Malone Matthews and wife, Mary Ann Matthews executed a certain mortgage on property hereinafter described to D. O. Hardin and wife, Gertrude A. Hardin and Robert L. Robinson and wife, Phoebe D. Robinson which said mortgage is recorded in Real Volume 401 at Page 766 in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being subsequently assigned to , said assignment being recorded in Real Volume , Page of said Probate Office.

WHEREAS, in and by said mortgage the mortgagee, was authorized and empowered in 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 Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City by publication once a week for three consecutive weeks prior to said sale at 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 therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said D.O. Hardin, and wife, Gertrude A. Hardin and Robert L. Robinson and wife, Phoebe D. Robinson 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 mailing by certified mail to the Mortgagors at the property address notice of the sale, and by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its

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issues of July 2, 1981, July 9, 1981, ; and July 16, 1981.

WHEREAS, on July 24, 1981, 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 Robert R. Kracke, Attorney at Law did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby, Alabama, the property hereinafter described and

WHEREAS, Robert R. Kracke, Attorney at Law was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said mortgagees and whereas the said

Lillian A. Josof, Louis Josof and Raymond Josof, Jr. was the highest bidder and best bidder, in the amount of Forty-Two Thousand, Three Hundred, ninety and 00/100 (\$42,390.00) Dollar on the indebtedness secured by said Mortgage, the said Lillian A. Josof, Louis Josof and Raymond Josof, Jr. by and through Robert R. Kracke, Attorney at Law as auctioneer conducting said sale, and as Attorney-in-fact for Cecil Malone Matthews and wife, Mary Ann Matthews and

and by and through Robert R. Kracke, Attorney at Law, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto Lillian A. Josof, Louis Josof and Raymond Josof, Jr. the following described property situated in Columbiana, Shelby County, Alabama.

See Attached Exhibit "A" for legal description.

TO HAVE AND TO HOLD the above described property unto LILLIAN A. JOSOF, LOUIS JOSOF and RAYMOND JOSOF, JR., their successors or 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, Cecil Malone Matthews and wife, Mary Ann Matthews have caused this instrument to be executed by and through Robert R. Kracke, Attorney at Law, as auctioneer conducting said sale and as Attorney In Fact for all parties separately and Robert R. Kracke, Attorney at Law as Auctioneer conducting said sale and as Attorney In Fact for each

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of said parties, has hereto set his hand and seal on this the

day

of 1981.

CECIL MALONE MATTHEWS

BY Cecil Malone Matthews
Auctioneer and Attorney in Fact

MARY ANN MATTHEWS

BY Mary Ann Matthews
Auctioneer and Attorney in Fact

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that Robert R. Kracke, Attorney at Law, whose
name as Auctioneer is signed to the foregoing conveyance, and who signed the
names of Cecil Malone Matthews and wife, Mary Ann Matthews to the foregoing
conveyance 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 same bears date, as the action of himself as auctioneer
and the person conducting the same for Cecil Malone Matthews and wife,
Mary Ann Matthews, and as the act of said Cecil Malone Matthews and wife,
Mary Ann Matthews and as the actions of Cecil Malone Matthews and Wife, Mary
Ann Matthews, Mortgagors, in the mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this
the 2nd day of September 1981.

Nancy Sue Riggins
Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Southeast corner of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama; thence run in a Westerly direction along the South line of said Section a distance of 670.26 feet to the point of beginning of the herein described parcel; thence continue in a Westerly direction and along the South line of said Section a distance of 1803.37 feet to a point; thence turn an interior angle of 88 01'40" and run to the right in a Northerly direction a distance of 10.90 feet to a point; thence turn an interior angle of 271 58'20" and run to the left in a Westerly direction a distance of 207.42 feet to a point on the West line of the Southeast 1/4 of said Section; thence turn an interior angle of 88 01'40" and run to the right in a Northerly direction and along the West line of said 1/4-1/4 Section a distance of 86.41 feet to a point; thence turn an interior angle of 120 09'40" and run to the right in a Northeasterly direction a distance of 1202.87 feet to a point; thence turn an interior angle of 181 40'10" and run to the left in a Northeasterly direction a distance of 441.74 feet to a point in the Center line of Crenshaw Road; thence turn an interior angle of 132 39'40" and run to the right in a Southeasterly direction and along the Center line of said road a distance of 137.52 feet to a point; thence turn an interior angle of 187 30'10" and run to the left in a Southeasterly direction and along said Center line a distance of 124.75 feet to a point; thence turn an interior angle of 147 14'10" and run to the left in a Northeasterly direction and along said Center line a distance of 169.99 feet to a point; thence turn an interior angle of 185 36'20" and run to the left in a Northeasterly direction and along said Center line a distance of 176.25 feet to a point; thence turn an interior angle of 75 10'20" and run to the right in a Southerly direction a distance of 977.72 feet to the point of beginning of the herein described parcel; containing 31.22 acres, more or less.

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

1982 SEP -8 AM 9:56

Thomas A. Snodderly, Jr.
JUDGE OF PROBATE

Deed tax - 42.50
Rec. 7.50
1.00
51.00