

STATE OF ALABAMA)

SHELBY COUNTY)

1740
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, Ronald Brasher and wife, Linda Brasher, did on the 22nd day of March, 1982, execute a mortgage to Jack F. Watts, Jr. and wife, Beverly Watts Bell, which said mortgage was recorded in Book 419 Page 190, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the said Ronald Brasher and wife, Linda Brasher agreed that should default be made in the payment of the indebtedness secured by said mortgage, or the interest thereon, when the same becomes due, or in the payment of any other sum which may be a charge upon the properties described in the mortgage under the terms thereof, then in either of said events, the whole of the indebtedness secured thereby should, at the election of the Mortgagees become due and payable, and the said Jack F. Watts, Jr. and, Beverly Watts Bell, their successors, agents attorneys or assigns, were authorized and empowered to enter upon and take possession of the premises conveyed in said mortgage, and with or without taking possession of same, to sell the properties described in the said mortgage, in front of the Courthouse door of Shelby County, Alabama, at public sale to the highest bidder for cash, after giving notice of the time, place and terms of said sale by publication once a week for three (3) consecutive weeks in some newspaper published in Shelby County, Alabama, and make and execute title to the Purchaser, and apply the proceeds of said sale according to the terms of said mortgage; and

WHEREAS, default was made in the payment of the indebtedness due under and secured by the terms of said mortgage, and in the payment of the sums which were a charge upon the property, and the said Jack F. Watts, Jr., and Beverly Watts Bell did declare the whole of said indebtedness due and payable under the terms of said mortgage; and

WHEREAS, Jack F. Watts, Jr., and Beverly Watts Bell did

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CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203

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advertise the foreclosure of the said mortgage and the sale of the property conveyed therein by publication once a week for three (3) consecutive weeks in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, viz, on the dates, September 14, 1983, September 21, 1983 and September 28, 1983, giving the time, place and terms of said sale; and

WHEREAS, the said Jack F. Watts, Jr. and Beverly Watts Bell did advertise that the said Mortgage Foreclosure Sale was set for September 30, 1983, by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, viz on September 14, 1983, September 21, 1983 and September 28, 1983, giving the time, place and terms of said sale; and

WHEREAS, on the 30th day of September , 1983, during the legal hours of sale, according to the terms of said advertisement, said sale was held in front of the Courthouse door of Shelby County, Alabama, at 3:06 p.m., in strict conformity with the terms of the said mortgage, and the said Jack F. Watts, Jr. and Beverly Watts Bell did purchase the said properties at and for the sum of Fourteen Thousand, Nine Hundred & Eleven & 36/100 Dollars, being the highest, best and only bidder at said sale, and being allowed by the terms of said mortgage to bid at said sale and become the purchaser, if the successful bidder thereat;

NOW, THEREFOR, in consideration of the premises and the further sum of One Dollar (\$1.00) in hand paid by Jack F. Watts, Jr. and Beverly Watts Bell to the undersigned, the receipt of which is upon the delivery of these presents hereby acknowledged, the said Jack F. Watts, Jr. and Beverly Watts Bell as Mortgagees, by James M. Kendrick, their duly authorized Agent and Auctioneer, in strict compliance with the terms of said mortgage, has granted, bargained and sold and by these presents does grant, bargain, sell and convey unto the said Jack F. Watts, Jr. and Beverly Watts Bell, the following described property, situated in Shelby County, Alabama:

Commence at the NE corner of SE 1/4 of the NW 1/4 of Section 1, Township 20, Range 1 West, run thence South along 1/4 Section line a distance of 240 feet to point of beginning; run thence South along 1/4 Section line a distance of 750 feet, turn right and run along line of Jack Watts property West a distance of 390 feet to a point; turn thence right and North parallel to 1/4 Section line a distance of 780 feet to a point; turn thence East and parallel to 1/4 Section line a distance of 390 feet to the point of beginning; Situated in the SE 1/4 of the NW 1/4 of Section 1, Township 20, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said Jack F. Watts, Jr. and Beverly Watts Bell, their successors and assigns, as fully and completely in all respects as the said Ronald Brasher and wife, Linda Brasher, could or ought to convey the same by reason of the Power of Attorney vested in him as Auctioneer and Agent of the said Jack F. Watts, Jr. and Beverly Watts Bell, under and by virtue of the terms of said sale.

WITNESS my hand and seal this the 30th day of September, 1983.

By:

James M. Kendrick
Auctioneer and Agent

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that James M. Kendrick, whose name as Agent and Auctioneer of Jack F. Watts, Jr. and Beverly Watts Bell, as Mortgagee, is signed 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, in his capacity as such Auctioneer and Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of September, 1983.

Cassie Ann Maygood
NOTARY PUBLIC



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 NOV -4 AM 9:16

Thomas A. Spaulden, Jr.
JUDGE OF PROBATE

Rec 7.50
Jud 1.00
5.50

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