

2661

FORECLOSURE DEED

 STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, whereas, heretofore on, to-wit: September 27, 1982
 Kelvin Lee Pylant and wife Salena Pylant executed a certain
 mortgage on the property hereinafter described to Mid-State Homes, Inc.,
 which said mortgage is recorded in Book 425, Page 606-07, in the Probate Office of Shelby
 County, Alabama; and,

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 of said County, giving notice of the time, place, and terms of said sale in some newspaper published in said County, by publication once a week for 4 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, said mortgage with the powers therein contained was duly assigned to Jim Walter Homes, Inc.,
 on the 4th day of October, 1983; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said assignee did declare all of the indebtedness secured by said mortgage due and payable and 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 published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of Oct. 13; Oct. 20; October 27; and, November 3, 1983

WHEREAS, on November 23, 1983, 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 and properly conducted, and Jim Walter Homes, Inc., as assignee of said mortgage, did offer for sale and sell at public outcry in front of the door of the Courthouse in Shelby County, Alabama, the property hereinafter described; and,

WHEREAS, R.A. Norred was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the Assignee, Jim Walter Homes, Inc.,

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Jim Walter Homes, Inc., in the amount of Thirty-three thousand, four hundred, ninety-three and 70/100 Dollars, which sum of money Jim Walter Homes, Inc., offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Jim Walter Homes, Inc.,

NOW, THEREFORE, in consideration of the premises and of a credit in the amount of \$ 33,493.70 on the indebtedness secured by said mortgage, the said Jim Walter Homes, Inc., by and through R.A. Norred as Auctioneer conducting said sale and as attorney in fact and the said R.A. Norred as Auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said Jim Walter Homes, Inc., the following described property situated in County, Alabama, to-wit:

All that tract or parcel of land lying and being in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 19, Range 1 West, of Shelby County, Alabama, containing 0.5 acres, more or less, and being more particularly described as follows: Beginning at the intersection of the Northern Right-of-way of Shelby County Road #440 and the Eastern Right-of-way of Shelby County Road #39 thence in a northerly direction along the Eastern Right-of-way of said County Road #39 a distance of 200 feet to a point, thence South $51^{\circ} 30'$ East a distance of 128 feet to a 16" Red Oak Tree, thence South $19^{\circ} 30'$ East a distance of 100 feet to the Northern Right-of-way of said County Road #440, thence in a westerly direction along said right-of-way a distance of 237 feet to the Point of Beginning.

TO HAVE AND TO HOLD THE above described property unto Jim Walter Homes, Inc.,
 its heirs and assigns 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.

R. A. NORRED, ATTORNEY
 P. O. Box 195
 BIRMINGHAM, ALABAMA 35201

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IN WITNESS WHEREOF Jim Walter Homes, Inc., has caused this instrument
to be executed by and through R.A. Norred as Auctioneer conducting this said sale, and
as attorney in fact, and R.A. Norred as Auctioneer conducting said sale has hereunto set his hand
and seal on this the 23rd day of November 1983

BY
R.A. Norred as Auctioneer
and Attorney in Fact.
R.A. Norred as Auctioneer
conducting said sale.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that R.A. Norred
whose name as Auctioneer and Attorney in Fact for Jim Walter Homes, Inc.,
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 said Auctioneer and Attorney in Fact, with full authority, executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal on this the

28th day of November, 1983.

James W. Lusk
Notary Public

RETURN TO:

✓ R. A. NORRED, ATTY.
513 - 2121 BUILDING
2121 - 8TH AVZ., NO.
BIRMINGHAM, AL 35203

ALABAMA SHELBY CO.
JIM WALTER HOMES
INSTRUMENT WAS FILED
1983 NOV 29 AM 9:58

Rec 3.00
Ind 1.00
4.00

Thomas A. Shandley, Jr.
NOTARY PUBLIC