

PREPARED BY  
FRANCIS W. SPEAKS  
CLANTON, ALABAMA

BY *Francis W. Speaks*

1097

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT, WHEREAS, heretofore on, to wit: August 29, 1982, Leabert Barnes and wife, Willie Jean Barnes did execute and deliver to First Federal Savings and Loan Association of Chilton County a mortgage on the property hereinafter described, which said mortgage is recorded in Mortgage Book 429, Page 39 in the Office of the Judge of Probate 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 in the City of Columbiana, Shelby County, 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 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 First Federal Savings and Loan Association of Chilton County 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 in its issues of March 29, 1984; April 5, 1984 and April 12, 1984; and

WHEREAS on April 20, 1984, 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 First Federal Savings and Loan Association of Chilton County, as Mortgagee, did offer for sale and sell at public outcry at the front of the front door of the Courthouse in Shelby County, Alabama, the property hereinafter described, and

WHEREAS Francis W. Speaks was the Auctioneer who conducted said sale for the said First Federal Savings and Loan Association of Chilton County, and,

WHEREAS the highest and best bid for the property described in the aforementioned mortgage was the Bid of William C. Bracknell and Betty L. Bracknell in the amount of Five Thousand Five Hundred (\$5,500.00) Dollars which sum of money William C. Bracknell and Betty L. Bracknell offered to credit to the indebtedness secured by said mortgage and said property was thereupon sold to William C. Bracknell and Betty L. Bracknell;

NOW, THEREFORE, in consideration of the premises, and of a credit in the amount of Five Thousand Five Hundred (\$5,500.00) Dollars on the indebtedness secured by said mortgage, the said First Federal Savings and Loan Association of Chilton County, by and through Francis W. Speaks, as auctioneer conducting said sale and as attorney in fact for First Federal Savings and Loan Association of Chilton County, does hereby grant, bargain, sell and convey unto the said William C. Bracknell and Betty L. Bracknell, the following described property, situated in Shelby County, Alabama, to wit:

Lots No. 9 and 10, in Block 7, according to Glasscock's Subdivision of Spring Creek, according to Survey of J. P. McMillen, recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 23. Situated in Shelby County, Alabama.

*William C. Bracknell*  
1306 - 7<sup>th</sup> Street  
Lipscomb, AL 35020

TO HAVE AND TO HOLD, the above described property unto the said William C. Bracknell and Betty L. Bracknell, their 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.

IN WITNESS WHEREOF, First Federal Savings and Loan Association of Chilton County has caused this instrument to be executed by and through Francis W. Speaks as auctioneer conducting said sale and as attorney in fact and has hereto set his hand and seal, this the 20th day of April, 1984.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION  
OF CHILTON COUNTY\*\*\*MORTGAGEE

BY: Francis W. Speaks  
FRANCIS W. SPEAKS AS AUCTIONEER AND  
ATTORNEY IN FACT

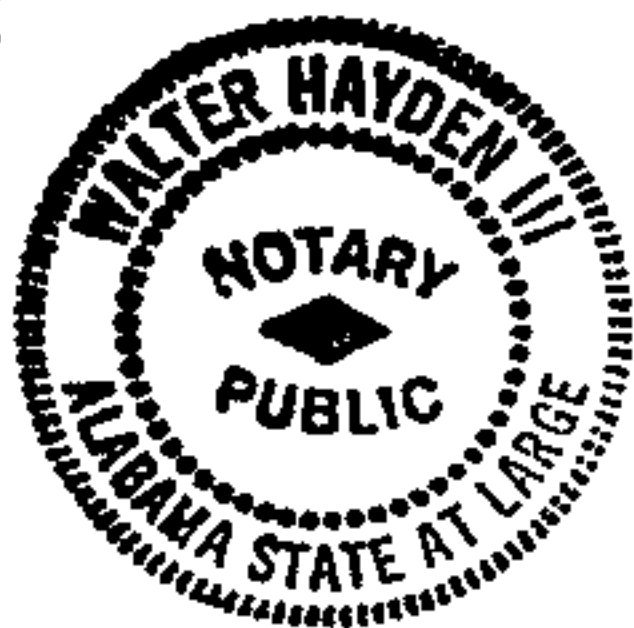
BY: Francis W. Speaks  
FRANCIS W. SPEAKS AS AUCTIONEER  
CONDUCTING SAID SALE.

STATE OF ALABAMA

CHILTON COUNTY

I, Walter Hayden III, a Notary Public in and for said County and State, hereby certify that Francis W. Speaks, whose name as auctioneer and attorney in fact for First Federal Savings and Loan Association of Chilton County 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, this the 20th day of April, 1984.



Walter Hayden III  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 13, 1986.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT FILED

1984 APR 20 PM 3:43

Thomas A. Johnson, Jr.  
JUDGE OF PROBATE

Deed TAX \$5.50  
Rec 3.00  
Fund 1.00  
9.50