

This instrument was prepared by: HARRISON, CONWILL, HARRISON & JUSTICE  
P.O. Box 557, Columbiana, Alabama

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That whereas, heretofore, on, to-wit, September 8, 1983, DAVID POE and wife, FREIDA POE, executed a certain mortgage on property herein-after described to RUTH N. MOORE, which said mortgage is recorded in Mortgage Book 436, Page 208, 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 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 Ruth N. Moore 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 publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 10th, 17th, and 24th, 1984; and

WHEREAS, on June 1, 1984, the day on which the foreclosure was due to be held under the terms of said notice between the legal

Harrison & Conwill

hours of sale, said foreclosure was duly conducted and Ruth N. Moore did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, William R. Justice was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Ruth N. Moore and whereas the said Ruth N. Moore was the highest bidder and best bidder, in the amount of Twenty-Six Thousand Six Hundred Thirty-Four and 17/100 (\$26,634.17) Dollars on the indebtedness secured by said Mortgage, the said Ruth N. Moore, by and through William R. Justice, as auctioneer conducting said sale, and as Attorney-in-fact for Ruth N. Moore and David Poe and wife, Freida Poe, by and through William R. Justice, as auctioneer conducting said sale, does hereby grant, bargain, sell, and convey unto RUTH N. MOORE the following described property situated in Shelby County, Alabama.

Commence at the Northwest corner of Section 6, Township 21 South, Range 2 East, thence run North 89 degrees 30 minutes East a distance of 660.0 feet; thence run South 0 degrees 37 minutes West a distance of 660 feet; thence run North 89 derees 30 minutes East a distance of 313.20 feet to the West right-of-way line of Highway 25; thence turn an angle of 27 degrees 43 minutes to the right and run a distance of 66.0 feet to the East right-of-way line and the point of beginning; thence turn an angle of 4 degrees 06 minutes to the right and run a distance of 216.14 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 115.30 feet; thence turn an angle of 88 degrees 43 minutes to the right and run a distance of 215.78 feet to the East right-of-way line of Highway 25; thence turn an angle of 91 degrees 07 minutes to the right and along said right-of-way a distance of 118.88 feet to the point of beginning, situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Ruth N. Moore, her heirs and 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 of the State of Alabama.

IN WITNESS WHEREOF, Ruth N. Moore, and David Poe and wife, Freida Poe, have caused this instrument to be executed by and through William R. Justice, as auctioneer conducting said sale and as attorney-

in-fact for all parties separately, and William R. Justice, as auctioneer conducting said sale and as Attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 1st day of June, 1984.

DAVID POE

BY William R. Justice  
Auctioneer and Attorney-in-fact

RUTH N. MOORE

BY William R. Justice  
Auctioneer and Attorney-in-fact

FREIDA POE

BY William R. Justice  
Auctioneer and Attorney-in-fact

William R. Justice  
Auctioneer conducting sale sale

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William R. Justice, whose name as auctioneer is signed to the foregoing conveyance, and who signed the name of David Poe and wife, Freida Poe, and also who signed the name of Ruth N. Moore 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 day the same bears date, as the action of himself as auctioneer and the person conducting the same for Ruth N. Moore and as the act of said Ruth N. Moore and as the actions of David Poe and wife, Freida Poe, mortgagor, in the mortgage referred to in the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 1st day of June, 1984.

Judy R. Davis  
Notary Public  


STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Foreclosure  
1984 JUN -4 PM 4:19  
JUDGE OF PROBATE  
Rec. 450  
Ind. 100  
550

BOOK 356 PAGE 78