

PREPARED BY
FRANCIS W. SPEAKS
CLANTON, ALABAMA

BY *[Signature]*

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MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that whereas heretofore, on to wit: September 16, 1977, Michael Miskelly and wife Kay Miskelly executed a certain mortgage on the property hereinafter described to First Federal Savings and Loan Association of Chilton County, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Mortgage Book 369, Page 527; 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

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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 June 14, 1984, June 21, 1984; and June 28, 1984, and

BOOK
Whereas on July 6, 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 in 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 Herman Miskelly in the amount of Twenty three thousand one and no/100 (\$23,001.00) Dollars, which sum of money Herman Miskelly offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to Herman Miskelly;

Now, Therefore in consideration of the premises, and of a credit in the amount of Twenty three thousand one and no/100 (\$23,001.00) 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, and the said Francis W. Speaks, as auctioneer conducting said sale does hereby grant, bargain, sell and convey unto the said Herman Miskelly, the following described property, situated in Shelby County, Alabama, to wit:

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Leo Miskelly
P.O. Box - 175
Jemison, AL
35085

Parcel I:

A parcel of land containing one acre, more or less, located in the East Half of the West Half of the Northeast Fourth of Section 5, Township 22 South, Range 1 West; Shelby County, and more particularly described as follows: Commence at the Northwest corner of said East Half and run South 840 feet to the point of beginning; thence continue South 210 feet thence run East 210 feet; thence run North 210 feet; thence run West 210 feet to the point of beginning.

Also a 40 foot roadway running South from the Northwest corner of said East Half to the parcel described herein.

Parcel II:

A parcel of land situated in the Northwest Fourth of the Northeast Fourth, Section 5, Township 22 South, Range 1 West, described as follows: Commence at Northwest corner of Northwest Fourth of Northeast Fourth, Section 5, Township 22 South, Range 1 West, thence run East along the North line of said quarter/quarter section a distance of 660.00 feet; thence turn an angle of 89° 12' 53" to the right and run a distance of 1029.62 feet to an iron pipe and the point of beginning; thence turn an angle of 91° 51' 27" to the left and run a distance of 204.94 feet to an iron pipe; thence turn an angle of 82° 44' 35" to the left and run a distance of 207.09 feet to an iron pipe; thence turn an angle of 91° 04' 30" to the left and run a distance of 210.59 feet to an iron pipe; thence turn an angle of 90° 44' 15" to the left and run a distance of 229.14 feet to the point of beginning.

Subject to utility easements and road rights of way of record.

As to the above 40 foot roadway, no warranty is given hereby to said property and this deed shall operate as a quit claim, only, to said roadway.

All situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto the said Herman Miskelly, his 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 he has hereunto set his hand and seal, this the 6th day of July, 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 in said State of Alabama, hereby certify that Francis W. Speaks whose name as auctioneer and attorney in fact for First Federal Savings and Loan Association of Chilton County, and Francis W. Speaks whose name as auctioneer conducting said sale 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, and as auctioneer conducting said sale, with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this, the 6th day of July, 1984.



Walter Hayden III
NOTARY PUBLIC

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

1984 JUL -6 PM 4 03

Thomas A. Linder
JUDGE OF PROBATE

Deed tax - 23.50
Rec 7.50
Ind. 1.00
32.00

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