

FORECLOSURE DEED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that certain real estate promissory note and secured by that certain purchase money mortgage executed by Michael E. Williams and wife, Frederick Williams (hereinafter referred to as "mortgagors") to C. H. Hatcher (hereinafter referred to as "mortgagee"), dated December 6, 1982, and recorded in Mortgage Book 425 at pages 396-397, in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being a correction mortgage for a prior mortgage from said mortgagors to said mortgagee dated September 3, 1982, and recorded in Mortgage Book 423 at pages 231-232 in said Probate Office, which mortgage described the real estate hereinafter set out; and

WHEREAS, said real estate mortgage provided that the real estate described therein should be sold at public outcry to the highest bidder for cash in front of the Court House door of Shelby County, Alabama, after giving twenty-one days' notice by publication once a week for three consecutive weeks of the time, place, and terms of sale, by publishing the same in a newspaper published in Shelby County, Alabama, in order to pay the sums remaining unpaid under the terms of said promissory note and mortgage or after maturity or default of the same; and

WHEREAS, the mortgagee did cause notice of the time, place and terms of sale of said real estate to be given in full compliance with the law of the State of Alabama, in The Shelby County Reporter, a newspaper of general circulation, published in Shelby County, Alabama, in the issues of said paper published on September 6, September 13, and September 20, of 1984, and

WHEREAS, it became necessary to postpone such sale which had been advertised to occur on September 25, 1984, such sale was postponed by the auctioneer or attorney for the mortgagee announcing at the time set for sale on September 25, 1984, at 11:30 o'clock a.m., the date to which said sale was postponed, namely, Wednesday, October 10, 1984, beginning at 11:30 o'clock a.m. on said date; and

WHEREAS, the original notice of said mortgage foreclosure sale was published once again in The Shelby County Reporter, in the issue of said paper published in Shelby County, Alabama on September 27, 1984, with a statement at the bottom that said sale had been postponed until Wednesday, the 10th day of October, 1984, beginning at 11:30 o'clock a.m. on said date when such sale will occur; and

WHEREAS, in accordance with said notices and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage and as set forth hereinbelow was duly offered for sale at public outcry to the highest bidder for cash in front of the Court House, main entrance door, Shelby County, Alabama, in Columbiana, Alabama, during the legal hours of sale on the 10th day of October, 1984, beginning at 11:30 o'clock a.m. on said date, and at said sale, said real estate was purchased by C. H. Hatcher for the sum of Forty-nine Thousand, Twenty-six and 46/100 (\$49,026.46) Dollars, which said sum of money was the highest and best bid for said real estate at said sale;

NOW, THEREFORE, in consideration of the premises, and of the payment of the sum of the above bid sum, by crediting the same upon the mortgaged indebtedness secured by said mortgage, said mortgagor and said mortgagee and Oliver P. Head, as Auctioneer, do hereby grant, bargain, sell and convey unto the said C. H. Hatcher, hereinafter referred to as grantee, the following described real estate lying and situated in Shelby County, Alabama, to-wit:

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(1) E. H. T.

Commence at the Northwest corner of Section 2, T-20-S, R-1-W, thence run South along the West line of said Section a distance of 48.51 feet; thence turn an angle of 34 deg. 55 min. 36 sec. to the left and run a distance of 2132.31 feet to a point on the West right of way line of Shelby County Hwy. No. 47; thence turn an angle of 20 deg. 45 min. 51 sec. to the right and run along said Hwy R/W a distance of 157.47 feet; thence turn an angle of 2 deg. 27 min. 41 sec. to the right and run a distance of 19.30 feet to the point of beginning; thence continue along said Hwy. R/W a distance of 57.05 feet; thence turn an angle of 0 deg. 43 min. 26 sec. to the right and continue along said Hwy. R/W a distance of 154.90 feet; thence turn an angle of 75 deg. 12 min. 20 sec. to the right and run a distance of 328.54 feet; thence turn an angle of 73 deg. 57 min. 50 sec. to the right and run a distance of 80.64 feet; thence turn an angle of 74 deg. 18 min. 30 sec. to the right and run a distance of 221.45 feet; thence turn an angle of 28 deg. 46 min. 22 sec. to the right and run a distance of 216.17 feet to the point of beginning. Situated in Sec. 2, T-20-S, R-1-W, Huntsville Meridian, Shelby County, Alabama, and containing 1.43 acres, more or less, and subject to easements and rights of way of record.

Subject to mineral and mining rights and rights incident thereto not owned by mortgagors if any.

TO HAVE AND TO HOLD the above described premises unto the said grantee and grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, said mortgagor and said mortgagee, acting by and through Oliver P. Head, Attorney in Fact and Auctioneer, and Oliver P. Head, Attorney in Fact, have hereunto set their hands and seals on this the 10th day of October, 1984.

C. H. HATCHER, Mortgagee

By *Oliver P. Head*
Attorney in Fact and Auctioneer

OLIVER P. HEAD

By *Oliver P. Head*
Auctioneer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oliver P. Head, who is known to me, and whose name as Attorney in Fact and Auctioneer 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, as such Attorney in Fact and as such Auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10th day of October, 1984.

Peggy J. Letson
Notary Public

STATE OF ALABAMA)
I CERTIFY)
INSTRUMENT)

1984 OCT 10 PM 2:42

Thomas C. ...
JUDGE

RECORDING FEES	
Recording Fee	\$ <u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>



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