

1210  
MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, on, to-wit: the 26th day of November, 1984, William M. Stevens and wife, Kristin V. Stevens did convey to John H. Roberts and wife, Lynn Roberts, the premises hereinafter described, by mortgage deed record in Real Mortgage Volume 010, Pages 529 and 530 in the Office of the Probate Judge of Shelby County, Alabama; and,

WHEREAS, default has been made in the payment of the indebtedness secured by said mortgage deed, and whereas, in and by said mortgage deed the mortgagee therein named was authorized and empowered upon such default in the payment of the principal sum secured by said mortgage deed, or the interest thereon, to sell said property to the highest bidder for cash in front of the Courthouse door, after having given due notice of the time, place, and terms of said sale by advertising as provided in said mortgage deed and upon making such sale to execute to the purchaser a good and sufficient deed conveying said real estate; and,

WHEREAS, there has been such default and the notice of the time, place, and terms of said sale have been advertised for three consecutive weeks in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, said notice having been published upon May 2, 9, 16, 1985, and the sale having been made at public auction in all respects as provided in said mortgage deed and in said notice on, to-wit; May 23, 1985, during the legal hours of sale in front of the Courthouse door in the City of Columbiana, Shelby County, State of Alabama, and at said sale John H. Roberts and wife, Lynn Roberts were the highest bidder there-fore, having bid and paid <sup>the</sup> sum of Twenty Six Thousand One Hundred Forty Dollars (\$26,140.00), all of which was necessary to pay the principal together with attorneys fees and costs of sale; and,

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Twenty Six Thousand One Hundred Forty Dollars (\$26,140.00), in hand paid by John H. Roberts and wife, Lynn Roberts, receipt of which is hereby acknowledged, we, the said Mortgagors, being John H. Roberts and wife, Lynn Roberts, all acting by and through Mitchell A. Spears, our attorney-in-fact and auctioneer making the sale, who is duly authorized as such by said mortgage and under the laws of Alabama, to execute a deed to the purchaser in our names, do,

Give, Grant, Bargain, Sell and Convey unto the said John H. Roberts and wife Lynn Roberts, their heirs, successors, and assigns, all right, title and interests of William M. Stevens and wife, Kristin V. Stevens, in and to the following described real estate, subject to any taxes, or improvement assessments that may be liens, and subject to the statutory rights of redemption expiring one year after May 23, 1985, if applicable, and subject to the existing federal tax liens, if any, which might adversely affect title to the subject property, situated in Shelby County, Alabama, to-wit:

Roberts Subdivision, Lot 4, Block 6, Located in Section 3  
Township 24, Range 12 East, Municipality of Montevallo,  
Recorded in Deed Book 349, Page 916 in the Office of the  
Probate Judge, Shelby County, Alabama

Mineral and mining rights excepted.

TO HAVE AND TO HOLD, unto the said John H. Roberts and wife, Lynn Roberts, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Mortgagors John H. Roberts and wife, Lynn Roberts, have hereunto set their hands and seals this 23rd day of May, 1985, by and through

*Mitchell Spears*

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Mitchell A. Spears acting herein as their attorney-in-fact and as auctioneer.

JOHN H. ROBERTS  
LYNN ROBERTS

By: *M A Spears*  
Mitchell A. Spears  
Attorney-in-Fact and Auctioneer

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mitchell A. Spears, 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, in his capacity as Attorney-in-Fact and as Auctioneer, with full authority, and in the name as the act of William M. Stevens and wife, Kristin V. Stevens, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 1985.

*Notary Public*  
*Richard M. Davenport*  
NOTARY PUBLIC

This instrument prepared by:

Mitchell A. Spears  
Attorney for Mortgagees  
P.O. Box 91  
Montevallo AL 35115  
205/665-2825

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

1985 MAY 23 PM 12:17

*Thomas A. Shouder, Jr.*  
JUDGE OF PROBATE

Send Tax Notice To:

John H. Roberts  
Drawer 605  
Iuka, MS 38852

RECORDING FEES

Recording Fee	\$ 5.00
Index Fee	1.00
TOTAL	\$ 6.00