

STATE OF ALABAMA)  
SHELBY COUNTY )

2477

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, default having been made in the payment of the indebtedness due by that promissory note and real estate mortgage securing payment of the same, executed by Charles Wayne Campbell on the 4th day of May, 1983, to Brant D. Reynolds, Vera Jean Reynolds and/or Roland H. Henson, and recorded in Mortgage Book 430, page 798, in the Probate Office of Shelby County, 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 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 after maturity or default of the same; and

WHEREAS, Brant D. Reynolds, Vera Jean Reynolds and/or Roland H. Henson 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 in the issues of said paper published in Shelby County, Alabama on August 15, 22 and 29, 1985; and

WHEREAS, in accordance with said notice and under the power of sale contained in said real estate mortgage, the real estate described in said mortgage was duly offered for sale to the highest and best bidder, for cash, in front of the County Courthouse in Shelby County, Alabama, at Columbiana, Alabama, during the legal hours of sale on the 6th day of September, 1985, and at said sale, said real estate was purchased by Brant D. Reynolds, Vera Jean Reynolds, and/or Roland H. Henson, for the sum of \$12,000.00, 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 \$ 12,000.00 by crediting the same upon the mortgaged indebtedness secured by said mortgage, said Charles Wayne Campbell and Hewitt L. Conwill, as Auctioneer, do hereby grant, bargain, sell and convey unto the said Brant D. Reynolds, Vera Jean Reynolds & Roland Henson, the following described real estate, laying and situated in Shelby County, Alabama, to-wit:

A tract of land located in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as beginning at the Southeast corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17; thence south 89 deg. 58 min. West along the South line of said forty 660.4 feet; thence North 0 deg. 11 min. 40 sec. West 1312.65 feet to the North line of said forty; thence North 89 deg. 58 min. East along the North line of said forty 660.4 feet to the Northeast corner of the same; thence South 0 deg. 11 min. 40 sec. East along the East line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 17, 1312.65 feet to the place of beginning and containing 19.9 acres, more or less. (Bearings are magnetic).

TO HAVE AND TO HOLD the above described premises unto the said Brant D. Reynolds, Vera Jean Reynolds, & Roland Henson & their heirs and assigns, forever.

IN WITNESS WHEREOF, said Charles Wayne Campbell, acting by and through HEWITT L. CONWILL, Attorney in Fact and Auctioneer, and HEWITT L. CONWILL, Attorney in Fact, have hereunto set their hands and seals on this the 6<sup>th</sup> day of September, 1985.

CHARLES WAYNE CAMPBELL

BY: *Andrew Conwill*  
Attorney in Fact and Auctioneer

HEWITT L. CONWILL

BY: *H. Conwill*  
Auctioneer

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hewitt L. Conwill, who is known to me, and whose name as Attorney in Fact and Auctioneer is signed to the foregoing conveyance, and how 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 6<sup>th</sup> day of September, 1985.

*Eva D. Moore*  
Notary Public



044 889

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 OCT 15 AM 10:48  
*Thomas A. Swadlow, Jr.*  
JUDGE OF PROBATE

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