

2508
FORECLOSURE DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jon Ellen Pool Nix and husband, William Harbin Nix, theretofore executed a mortgage to Associates Financial Services Company of Alabama, Inc., on the 1st day of April, 1986, which mortgage is recorded in Book 66 at Page 601, in the Office of the Judge of Probate of Shelby County, Columbiana, Alabama; and

WHEREAS, default has been made in the payment of said mortgage, and the said Associates Financial Services Company of Alabama, Inc., mortgagee, has elected to declare the entire indebtedness as secured by said mortgage due and payable under the power of sale contained in said mortgage; and

WHEREAS, pursuant to the power of sale contained in said mortgage, the undersigned did cause to be published in the Shelby County Reporter, a weekly newspaper of general circulation published in Shelby County, Alabama, in the issues of October 9, 1986, October 16, 1986 and October 23, 1986, a notice stating that under and by virtue of the power of sale contained in said mortgage, the undersigned would sell at public outcry to the highest bidder for cash, in front of the Shelby County Courthouse, Columbiana, Alabama, during the legal hours of sale on the 31st day of October, 1986, the following described real estate situated in Shelby County, Columbiana, Alabama, to-wit:

Parcel I: Part of the north half of the Northwest Quarter of the Northwest Quarter of Section 14, Township 21 South, Range three West, described as Follows: All that portion that lies south of Maylene Public Road right of way and west of the Easement of the Plantation Pipe Line Company, excepting right of way of the Plantation Pipe Line Company. Grantor represents that the property described above fronts approximately 146 feet on the south line of the Maylene Road, and extends in a southerly direction 663 feet, more or less. This tract is slightly wider at the southern end than at the northern end.

Parcel III: Commence at a point where the east line of SE 1/4 of NE 1/4 of Section 5, Township 24 North, Range 13 East intersects the south line of Alabama Highway 25 and run thence west along the south R/O/W line of said Highway 25 a distance of 200.0 feet to the northwest corner of Everett W. Snell property to the point of beginning; thence continue west along the south R/O/W line of said Highway 25 a distance of 300 feet; thence south and parallel with the east line of said SE 1/4 of NE 1/4 of section 5, to the South line, of said 1/4 - 1/4 section, being a distance of 1033.09 feet, more or less, thence run east along the south line of said 1/4 - 1/4 Section a distance of 300 feet; thence run North 1033.09 feet, more or less to the point of beginning of the land herein conveyed.

WHEREAS, at the time and place stated in said notice, Associates Financial Services Company of Alabama, Inc., a corporation, as mortgagee, did by and through Leonard M. Schwartz, offer said property for sale to the highest bidder for cash; and

Leonard M. Schwartz

WHEREAS, at said sale, Associates Financial Services Company of Alabama, Inc., became the purchaser of said property for the sum of Fifty Three Thousand Three Hundred Nine and 19/100 (\$53,309.19) Dollars, which was credited upon the indebtedness due upon said mortgage, and being the highest and best bid for said property at said sale;

NOW, THEREFORE, in consideration of the premises and the sum of \$53,309.19, which sum is credited upon the indebtedness secured by said mortgage as aforesaid, the said Associates Financial Services Company of Alabama, Inc., mortgagee, acting by and through Leonard M. Schwartz, as its duly appointed agent and attorney in fact, does hereby grant, bargain, sell, convey and deliver unto Associates Financial Services Company of Alabama, Inc., the following described real estate, situated in Shelby County, Columbiana, Alabama, to-wit:

Parcel I: Part of the north half of the Northwest Quarter of the Northwest Quarter of Section 14, Township 21 South, Range three West, described as Follows: All that portion that lies south of Maylene Public Road right of way and west of the Easement of the Plantation Pipe Line Company, excepting right of way of the Plantation Pipe Line Company. Grantor represents that the property described above fronts approximately 146 feet on the south line of the Maylene Road, and extends in a southerly direction 663 feet, more or less. This tract is slightly wider at the southern end than at the northern end.

Parcel III: Commence at a point where the east line of SE 1/4 of NE 1/4 of Section 5, Township 24 North, Range 13 East intersects the south line of Alabama Highway 25 and run thence west along the south R/O/W line of said Highway 25 a distance of 200.0 feet to the northwest corner of Everett W. Snell property to the point of beginning; thence continue west along the south R/O/W line of said Highway 25 a distance of 300 feet; thence south and parallel with the east line of said SE 1/4 of NE 1/4 of section 5, to the South line, of said 1/4 - 1/4 section, being a distance of 1033.09 feet, more or less, thence run east along the south line of said 1/4 - 1/4 Section a distance of 300 feet; thence run North 1033.09 feet, more or less to the point of beginning of the land herein conveyed.

TO HAVE AND TO HOLD unto Associates Financial Services Company of Alabama, Inc., its successor and assigns forever, as completely and fully in all respects as the same could or ought to be conveyed by Associates Financial Services Company of Alabama, Inc., under and by virtue of the power and authority contained in said mortgage.

IN WITNESS WHEREOF, the said Jon Ellen Pool Nix and husband, William Harbin Nix, Mortgagors, by and through Associates Financial Services Company of Alabama, Inc., mortgagee, by Leonard M. Schwartz, auctioneer conducting this sale and as attorney in fact, has hereunto set its hand and seal, this 31st day of October, 1986.

JON ELLEN POOL NIX AND
WILLIAM HARBIN NIX
Mortgagors

CG8 PAGE 114

BOOK

By and through Associates
Financial Services Company
of Alabama, Inc.

By: Leonard M. Schwartz
LEONARD M. SCHWARTZ
Auctioneer and Attorney in
Fact

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard M. Schwartz, whose name as auctioneer and attorney in fact for Associates Financial Services Company of Alabama, Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of said conveyance, he, in his capacity as auctioneer and attorney in fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal, this 31st day of October, 1986.

Kathy Keneel Camp
Notary Public

This instrument was prepared by Leonard M. Schwartz, Suite 410 Brown Marx Building, Birmingham, Alabama 35203.

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

1986 OCT 31 PM 3:00

Thomas A. Swindell, Jr.
JUDGE OF PROBATE

1. Deed Tax

2. Mtg. Tax

3. Recording Fee

4. Indexing Fee

TOTAL

None
750
100
850