

1444  
MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

KNOW ALL MEN BY THESE PRESENTS: That Benjamin W. Nicholas, Sr. and wife, Loretta Nicholas, did, on to-wit, the 30th day of March, 1984, execute a mortgage to Lillian Griffin, which mortgage is recorded in Book 447, at Page 519, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Lillian Griffin did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 23, 30, and November 6, 1986; and

WHEREAS, on November 18, 1986, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Lillian Griffin did offer for sale and did sell at public outcry, in front the the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 4 and in the NW 1/4 of Section 9, all in Township 21 South, Range 3 West, Shelby County, Alabama, described as follows;

Begin at the SE Corner of Lot 53 of Woodland Hills, First Phase, Fourth Sector, as recorded in map Book 6, page 24, in the Office of the Judge of Probate, Shelby County, Alabama; thence run northwesterly along the south line of said Lot 53 extended a distance of 328.10 feet to the easterly right of way of County Highway #17; thence turn left 97 degrees 51 minutes 44 seconds along said

*J. Michael James*

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right of way a distance of 442.67 feet; thence turn left 101 degrees 59 minutes 32 seconds a distance of 411.50 feet; thence turn left 91 degrees 56 minutes 44 seconds a distance of 321.77 feet to the point of beginning.

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Lillian Griffin, in the amount of Four Thousand, One Hundred Seventy Seven and 62/100ths Dollars (\$4,177.62), which sum the said Lillian Griffin offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Lillian Griffin; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of Four Thousand, One Hundred Seventy Seven and 62/100ths Dollars (\$4,177.62) on the indebtedness executed by said mortgage, the said Benjamin W. Nicholas, Sr. and wife, Loretta Nicholas, acting by and through the said Lillian Griffin, by J. Michael Joiner as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Lillian Griffin, by J. Michael Joiner, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and J. Michael Joiner, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Lillian Griffin, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 4 and in the NW 1/4 of Section 9, all in Township 21 South, Range 3 West, Shelby

County, Alabama, described as follows:


Begin at the SE Corner of Lot 53 of Woodland Hills, First phase, Fourth Sector, as recorded in Map Book 6, page 24, in the Office of the Judge of Probate, Shelby County, Alabama; thence run northwesterly along the south line of said Lot 53 extended a distance of 328.10 feet to the easterly right of way of County Highway #17; thence turn left 97 degrees 51 minutes 44 seconds along said right of way a distance of 442.67 feet; thence turn left 101 degrees 59 minutes 32 seconds a distance of 411.50 feet; thence turn left 91 degrees 56 minutes 44 seconds a distance of 321.77 feet to the point of beginning.

TO HAVE AND TO HOLD THE above described property unto Lillian Griffin, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

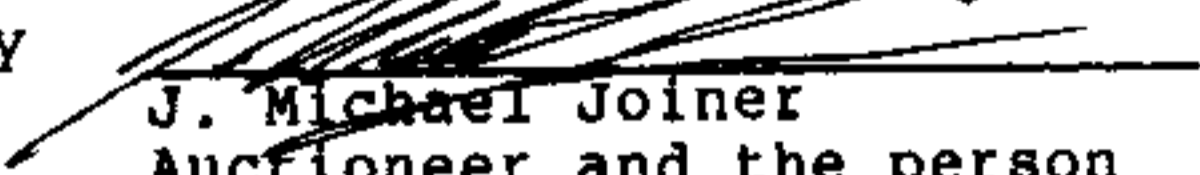
IN WITNESS WHEREOF, the said Lillian Griffin, has caused this instrument to be executed by J. Michael Joiner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said J. Michael Joiner, has executed this instrument in his capacity as such auctioneer on this the 18th day of November, 1986.

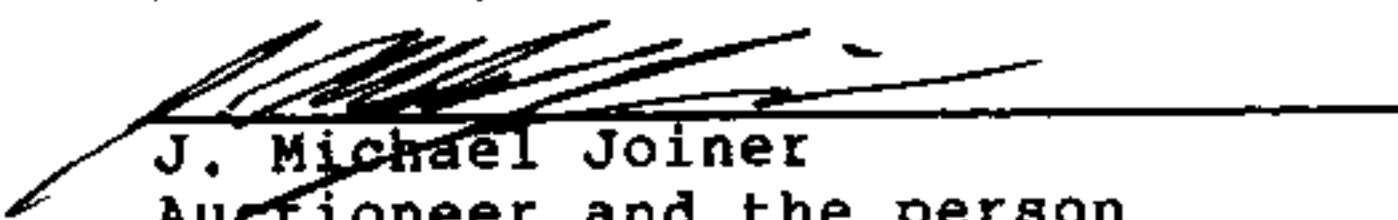
Benjamin W. Nicholas, Sr.  
and wife, Loretta Nicholas  
Mortgagors

By Lillian Griffin  
Mortgagee

By   
J. Michael Joiner  
Auctioneer and the person  
conducting said sale for the  
Mortgagee.

Lillian Griffin  
Mortgagee

By   
J. Michael Joiner  
Auctioneer and the person  
conducting said sale for the  
Mortgagee.

  
J. Michael Joiner  
Auctioneer and the person  
conducting said sale for the  
Mortgagee

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said state and County, hereby certify the J. Michael Joiner, whose name as Auctioneer and the person conducting said sale for the Mortgagee, 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 such Auctioneer and the person conducting said sale for the Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this the 18th day of November, 1986.

*Ann D. Ottaway*  
\_\_\_\_\_  
Notary Public  
My Commission Expires May 7, 1988

Instrument prepared by:  
J. Michael Joiner  
P. O. Box 1012  
Alabaster, AL 35007

GRANTEE'S ADDRESS:  
c/o P. O. Box 1012  
Alabaster, AL 35007

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

1986 NOV 20 AM 9:54

*Ann D. Ottaway*  
Notary Public

1. *Ann D. Ottaway's Foreclosure*  
2. Notary Fee \_\_\_\_\_  
3. Recording Fee 10.00  
4. Indexing Fee 1.00  
TOTAL 11.00