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MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS That,

WHEREAS, on to-wit: The 30th day of December, 1982, J. Howard King and wife, Herbie M. King, did convey to Madison C. Richards and wife, Pauline B. Richards, (hereinafter referred to as "Mortgagee") the premises hereinafter described, by mortgage deed recorded in Real Volume 426, Page 29, in the Office of the Judge of Probate, 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 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, under the dates of November 4, 1987, November 11, 1987, and November 18, 1987, which said sale was set for the legal hours of sale on November 23, 1987, at public auction in all respects as provided in said mortgage deed and in said notice, in front of the Courthouse door of the Shelby

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County Courthouse located in Columbiana, Alabama, and at said sale Madison C. Richards and wife, Pauline B. Richards, were the highest and best bidder therefor, having bid and paid the sum of One Hundred Sixty-Two Thousand Seven Hundred Thirty-Three and 05/100 Dollars (\$162,733.05), all of which was necessary to pay the principal and interest, together with attorney's fees and costs of sale.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of the payment of said purchase money by said Madison C. Richards and wife, Pauline B. Richards, the receipt of which is hereby acknowledged, Madison C. Richards and wife, Pauline B. Richards, acting by and through M. Alan Stephens, as their duly authorized agent and auctioneer, who conducted said foreclosure sale, do hereby grant, bargain, sell and convey unto the said Madison C. Richards and wife, Pauline B. Richards, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, the real estate described in and conveyed by said Mortgage, which is situated in Shelby County, Alabama, and is more particularly described as follows: to-wit:

Part of the South 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 West, in Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 West, in

Shelby County, Alabama; thence run west along the south line of said 1/4-1/4 section for 913.94 feet to a point in the center of a creek said point being the point of beginning of the property herein described; thence 134 degrees 16' right and run northeasterly for 33.52 feet; thence 61 degrees 16' 30" left and run northwesterly for 787.62 feet; thence 10 degrees 23' left and run northwesterly for 412.00 feet to a point on the southeasterly right of way line of Cahaba Valley road; thence 86 degrees 00' left and run southwesterly along said right of way line for 180.92 feet to the point of beginning of a curve to the left, said curve having a radius of 5,738.58 feet and a central angle of 1 degree 33' 19"; thence continue southwesterly along the arc of said curve and along said right of way line for 155.77 feet; thence from the chord of the last stated curve turn 102 degrees 43' 32 1/2" left and run southeasterly for 1,026.65 feet; thence 18 degrees 46' 45" right and run southeasterly for 196.20 feet to a point on the south line of said 1/4-1/4 section; thence run east along the south line of said 1/4-1/4 section for 27.93 feet to the point of beginning.

TO HAVE AND TO HOLD, unto the said Madison C. Richards and wife, Pauline B. Richards, their heirs and assigns forever.

IN WITNESS WHEREOF, Madison C. Richards and wife, Pauline B. Richards, acting by and through M. Alan Stephens, as their agent and auctioneer who conducted said foreclosure sale, and the said M. Alan Stephens as such auctioneer in person making said sale has hereunto set his hand and seal effective as of this the 23rd day of November, 1987.

J. Howard King and wife, Herbie
M. King - Mortgagor

By:

M. Alan Stephens
Auctioneer

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Madison C. Richards and wife,
Pauline B. Richards

By: M. Alan Stephens
M. Alan Stephens - Agent

The Person Acting As Auctioneer and
Conducting the Sale as Agent

M. Alan Stephens
As the Auctioneer and the Person
Making the Sale

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, do hereby certify that M. Alan Stephens, whose name as auctioneer and agent for Madison C. Richards and wife, Pauline B. Richards, and whose name as auctioneer and person making said sale, 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 agent, executed the same voluntarily on this day the same bears date.

Given under my hand and official seal, this the 30th day of November, 1987.

Harry A. Purvis
NOTARY PUBLIC

Prepared by:

M. Alan Stephens
Spain, Gillon, Tate, Grooms
The Zinszer Building
2117 Second Avenue North
Birmingham, Alabama 35203
(205) 328-4100

COR:16DEED

CLERK OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 DEC -2 AM 10:43

Thomas A. Browning
JUDGE OF PROBATE

Enclosure
1. Deed Tax \$ _____
2. Mtg. Tax _____
3. Recording Fee 10.00
4. Indexing Fee 1.00
TOTAL 11.00