

This instrument was prepared by:
 CONWILL & JUSTICE, P.C.
 ATTORNEYS AT LAW, P.O. BOX 557
 COLUMBIANA, ALABAMA 35051

 MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA X
 COUNTY OF SHELBY X

KNOW ALL MEN BY THESE PRESENTS,

That whereas, heretofore, on, to-wit, June 17, 1987, James E. Williams and Arthur G. Williams, executed a certain mortgage on property hereinafter described to James Reddell and wife, Nancy T. Reddell which said mortgage is recorded in Real Book 171, page 873, in the Office of The Judge of Probate of Shelby County, Alabama; and

WHEREAS, in and by said mortgage, the mortgagee, was authorized and empowered in case of default in the payment of the indebtedness thereby secured, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said City by publication once a week for three consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said James Reddell and Nancy T. Reddell did declare all of the indebtedness secured by said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 30, April 16, and April 13, 1988, to be held on April 22, 1988; and said sale was continued until May 16, 1988; and

WHEREAS, on May 16, 1988, the day on which the foreclosure was due to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly conducted and James Reddell and Nancy T. Reddell did offer for sale and sell at public outcry in front of the Courthouse in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, William R. Justice was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said James Reddell and Nancy T. Reddell and whereas the said James Reddell and Nancy T. Reddell were the highest bidders and best bidders, in the amount of Ten Thousand Eight Hundred Fifty and no/100 -- Dollars on the indebtedness secured by said Mortgage, the said James Reddell and Nancy T. Reddell, by and through William R. Justice, as auctioneer conducting said sale, and as Attorney-in-fact for James Reddell and Nancy T. Reddell, mortgagees, and James E. Williams and Arthur G. Williams, by and through William R. Justice, as auctioneer conducting said sale, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the said James Reddell and Nancy T. Reddell the following described property situated in Shelby County, Alabama:

Commence at the intersection of the West line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 West, and the North line of Shelby County Highway #70 and run North along the said West line 425.50 feet to the point of beginning; thence turn 180 degrees right and run South along said West line 289 feet; thence turn 79 degrees 55 minutes left and run Southeasterly 285.14 feet to the Westerly right of way line of Shelby County Highway #26; thence run Northerly along the Westerly right of way line of said highway 289 feet; thence West to the point of beginning.

TO HAVE AND TO HOLD the above described property unto James Reddell and Nancy T. Reddell, their heirs and assigns forever, subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Jame Reddell and Nancy T. Reddell, as Mortgagee, and James E. William and Arthur G. Williams, have caused this instrument to be executed by and through William R. Justice, as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and William R. Justice, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 16th day of May 1988.

James E. Williams

By William R. Justice
Auctioneer and Attorney-in-fact

James Reddell and Nancy T. Reddell,
Mortgagees,

By William R. Justice
Auctioneer and Attorney-in-fact

Arthur G. Williams

By William R. Justice
Auctioneer and Attorney-in-fact

William R. Justice
Auctioneer and Attorney-in-fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that William R. Justice, whose name as Auctioneer and Attorney-in-fact for James Reddell and Nancy T. Reddell, Mortgagees; and James E. Williams and Arthur G. Williams 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 Attorney-in-fact, in fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of May, 1988.

Kelly Garber
Notary Public

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STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, do hereby certify that William R. Justice, whose name as 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 said conveyance, he, in his capacity as Auctioneer, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 16th day of May, 1988.

Kelly G. Gentry
Notary Public

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN -2 PM 3:38

Thomas H. Henderson, Jr.
JUDGE OF PROBATE

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|------------------|-----------------------|
| 1. Dead Tax | \$ <u>Foreclosure</u> |
| 2. Mtg. Tax | |
| 3. Recording Fee | <u>1.00</u> |
| 4. Indexing Fee | <u>1.00</u> |
| TOTAL | <u>11.00</u> |