

Send tax notice to:

Inst # 1997-25768

STATE OF ALABAMA §
SHELBY COUNTY §

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that whereas, heretofore, on, to-wit: on the 27th day of June, 1996, Aubrey Lee Armstong, as mortgagor, executed a certain mortgage on property hereinafter described to Joyce Penn Hopper, which mortgage is recorded in Instrument Number 1996-21333 in the office of the Judge of Probate of Shelby County, Alabama, and which instrument was subsequently modified in Instrument Number 1996-39829 in the Office of the Judge of Probate of Shelby County, Alabama (said instruments collectively referred to as the mortgage); and

WHEREAS, in and by said mortgage, the mortgagee was authorized and empowered in the 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 publishing 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 executed title to the purchaser at said sale; and it was further provided in any by said mortgagee that the mortgagee may bid at the sale and purchase of said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the mortgagee 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 Register, a newspaper of general circulation in Shelby County, Alabama for three consecutive weeks, to wit: May 21, May 28 and June 4, 1997; and

WHEREAS, on the 11th day of June, 1997 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 the mortgagee did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Patrick F. Smith, agent and attorney for the mortgagee, was the auctioneer who conducted the foreclosure sale and was the person conducting the sale for the said mortgagee, Joyce Penn Hopper, and whereas Joyce Penn Hopper was the highest bidder and best bidder, in the amount of **SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00)**, said Joyce Penn Hopper by and through Patrick F. Smith, auctioneer conducting said sale, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto Joyce Penn Hopper (hereinafter, the Grantee), the following described property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the above described property unto said Grantee and Grantee's heirs and assigns forever; subject, however, to the statutory right of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama.

08/13/1997-25768
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EXHIBIT "A" .

From the SE Corner of NW 1/4 of the NE 1/4 of Section 3, Township 19 South Range 1 West, run northerly along the east boundary line of said 1/4-1/4 section 772.0 feet to the point of beginning of the land herein described. Thence continue northerly along last said course for 260.0 feet; thence turn left an angle of 90 degrees 21 minutes and run westerly 968.19 feet, more or less, to a point on the east right-of-way line of Shelby County Road No. 41; thence turn left an angle of 73 degrees 49 minutes and run southwesterly along said right-of-way line 270.84 feet; thence turn left an angle of 106 degrees 11 minutes and run easterly 1041.79 feet to the point of beginning. This land being a part of the NW 1/4 of NE 1/4 of Section 3, Township 19 South, Range 1 West.

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