

THE STATE OF ALABAMA)
COUNTY OF SHELBY)


20170710000243750 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
07/10/2017 08:48:16 AM FILED/CERT

FORECLOSURE DEED

WHEREAS, Burble Burel Alexander and Annie Mae Alexander, did, on the 29th day of June 1995, execute a Mortgage on the hereinafter described lands to George Carter, which said mortgage is recorded in Instrument number 1995-16128 in the Office of the Judge of Probate of SHELBY County, Alabama;

WHEREAS, in and by the terms of said mortgage, the Mortgagee, their successors and assigns, or any person conducting said sale for Mortgagee, were authorized and empowered to sell the hereinafter described property upon default in the payment of the principal sum secured by said mortgage and the interest thereon, at auction for cash at the front entrance of the SHELBY County Courthouse, in the city of Birmingham, Alabama, after first having given notice thereof for three weeks by publication once a week in any newspaper then published in the said County, and execute the proper conveyance to the purchaser and further, that the auctioneer or person making the sale was empowered and directed to make and execute a deed to the purchaser in the names of the Mortgagors; and

WHEREAS, there was default in the payment of the principal sum secured by said mortgage and the interest thereon and said default continuing, and after said default notice was given as required in said mortgage of the time, place and term of said sale, together with a description of said property to be sold and the purpose of such sale by publication once a week for three successive weeks, viz: June 14, June 21, and June 28, 2017, in the Alabama Messenger, then and now published in the County of SHELBY, Alabama; and

WHEREAS, pursuant to said notice, said property was offered for sale during the legal hours of sale by David A. Bedgood, as Attorney-In-Fact for the Mortgagor and as Attorney-In-Fact for said Mary C. Hodo, and as Auctioneer and person making the sale, at the designated place, in the city of Columbiana, County of Shelby, Alabama, on June 29, 2017, at 11:05 am, and at said sale George Carter was the highest bidder for the said property at and for the sum of Two hundred Ninety-five thousand and no/00 dollars (\$295,000.00), and said property was sold to the said George Carter at and for the sum aforesaid.

NOW THEREFORE, the premises considered, we, the said Burble Burel Alexander and Annie Mae Alexander, a married couple whose address is 955 County Road 86, Calera, Alabama 35040, and George Carter, a married man and the mortgagee, by and through our Attorney-In-Fact, David A. Bedgood, duly authorized as aforesaid, and David A. Bedgood as the Auctioneer and person making the sale, by virtue of and in execution of the powers contained in said mortgage conveyance as aforesaid, for and in consideration of the sum of Two hundred Ninety-five thousand and no/00 dollars (\$295,000.00), to me in hand paid by the said George Carter, whose address is 165 Windsor Lane, Pelham, Alabama 35124, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said George Carter, the following described real estate lying and being situated in the County of SHELBY, State of Alabama, viz:

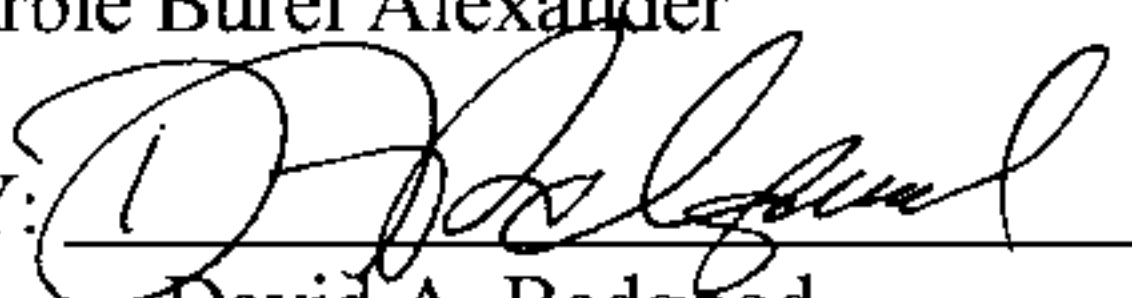
Parcel 1: A tract of Sections 13 and 14, Township 22 South, Range 2 West, Shelby County Alabama, described as follows: Commence at a Gulf States Paper Co. concrete post, marked as the SW corner of the SW ¼ of the NW ¼ of Section 13, Township 22 South, Range 2 West; thence run west a distance of 80.04 feet to a point on the SE right-of-way line of Ala. State Hwy. No 25 (33.00 feet from centerline), said point being a distance of 1247.46 feet North, along said right-of-way line, from the North right-of-way line of the Southern Railroad, and the point of beginning; thence turn an angle of 130 degrees 22 minutes 38 seconds to the right and run along said right-of-way line a distance of 250.00 feet; thence turn an angle of 90 degrees 11 minutes 12 seconds to the right and run a distance of 546.71 feet to a point on a right-of-way curve of the Southern Railroad; thence run an angle of 84 degrees 56 minutes 10 seconds to the right to the tangent of said right-of-way curve, and run along said right-of-way curve (whose delta angle is 18 degrees 22 minutes 46 seconds to the right, radius is 779.35 feet, tangent distance is 126.08 feet, length of arc is 250.00 feet) to a point on a right-of-way curve; thence turn an angle of 87 degrees 51 minutes 21 seconds to the right from tangent of said curve and run a distance of 527.99 feet, to the point of Beginning. Situated in the SE ¼ of the NE ¼ and the NE ¼ of the SE ¼ of Section 14, and the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Section 13, all in Township 22 South, Range 2 West, Shelby County, Alabama. Situated in Shelby County, Alabama. According to the survey of Frank W. Wheeler, Ala. Reg. L.S. 3385, dated December 1, 1981.

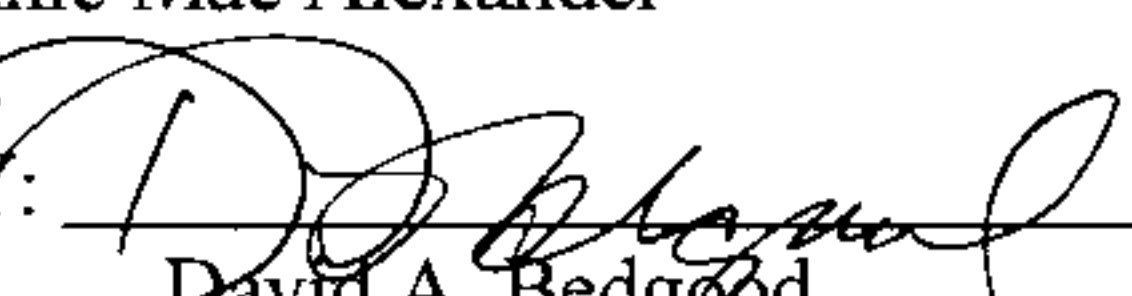
Parcel 2: The Southerly 4.33 acres of the 5.2 acres of land situated in the SW ¼ of NW ¼ and NW ¼ of SW ¼, section 13, Township 22 South, Range 2 West. This parcel is 365.22 feet on the Easterly side adjoining the railroad right-of-way; 364.00 feet on the Westerly side adjoining Highway #25 South right-of-way line; 546.71 feet on the Southerly side adjoining the Danny Hilyer property and 487.97 feet on the Northerly side.

The land conveyed herein is not the homestead of the grantors nor is it the homestead of the spouses of the grantors.

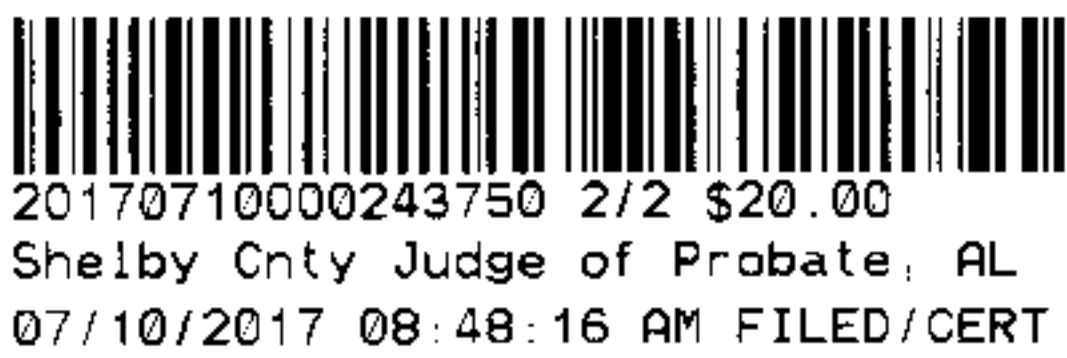
TO HAVE AND TO HOLD unto the said George Carter, his heirs, successors and assigns, **FOREVER.**

IN WITNESS WHEREOF, Burble Burel Alexander and Annie Mae Alexander, by and through our Attorney-In-Fact, David A. Bedgood, and the said David A. Bedgood, as Auctioneer, and person making the sale, have hereunto set our hands and seals this 29th day of June 2017.

Burble Burel Alexander
BY: 
David A. Bedgood
Attorney in Fact

Annie Mae Alexander
BY: 
David A. Bedgood
Attorney in Fact

George Carter
BY: 
David A. Bedgood
Attorney in Fact

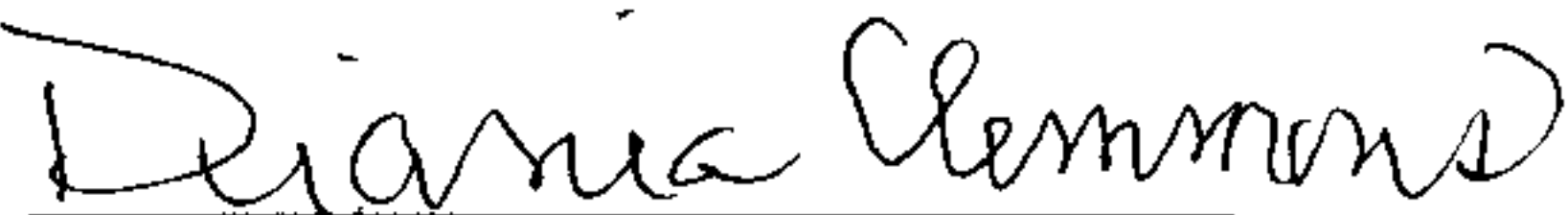


THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, hereby certify that David A. Bedgood, whose name as Attorney-In-Fact for Burble Burel Alexander, Annie Mae Alexander and George Carter, and whose name as Auctioneer and person making the said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, that he, in his capacity as such Attorney-In-Fact, Auctioneer and person making the said sale, being informed of the contents of this conveyance and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of June 2017

SEAL


Notary Public
My Commission Expires _____

THIS DOCUMENT PREPARED BY:
David A. Bedgood
BEDGOOD LAW FIRM, LLC
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