

GEORGE FERRIN,
Plaintiff,
VS.
MARY KOPTIS, ET AL.
Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA,
IN EQUITY,
NO. 59.

Comes the Respondent, MARY KOPTIS, individually and as the mother of Mary Koptis, Albert Koptis, Emma Koptis and George Koptis, and admits the allegations contained in the Plaintiff's amended bill of complaint, and consents that the matter may be submitted for final decree without further notice.

Mary Koptis

59

RECORDED

GEORGE FERRIN,
Complainant,

vs.

MARY KOPTIS ET AL.,
Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA.
IN CHANCERY.

BILL OF COMPLAINT.

Filed June 8th 1934
W. A. Stone
Clerk.

BEEBE & HALL
LAWYERS
BAY MINETTE, ALA.

The State of Alabama, } Circuit Court of Baldwin County, In Equity.
Baldwin County.

To Any Sheriff of the State of Alabama--GREETING:

WE COMMAND YOU, That you summon Mrs. Mary Koptis, as mother and
natural Guardian of Albert Koptis, Emma Koptis and George Koptis,

of Baldwin County County, to be and appear before the Judge of the Circuit Court
of Baldwin County, exercising Chancery jurisdiction, within thirty days after the service of Sum-
mons, and there to answer, plead or demur, without oath, to a Bill of Complaint lately exhibited by
George Perrin

against said Mrs. Mary Koptis, as mother and natural guardian of
Albert Koptis, Emma Koptis, and George Koptis, minors under
fourteen years of age,

and further to do and perform what said Judge shall order and direct in that behalf. And this the
said Defendant shall in no wise omit, under penalty, etc. And we further command that you return this
writ with your endorsement thereon, to our said Court immediately upon the execution thereof.

WITNESS, M. A. Stone, Register of said Circuit Court, this 9th day of

June 1934

M. A. Stone Register

N. B.—Any party defendant is entitled to a copy of the bill upon application to the Register.

GEORGE PERRIN,
Complainant,
VS.
MARY KOPTIS, ET AL,
Defendants.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA,

IN EQUITY

NO. 59.

REPORT OF SALE OF LAND FOR CONFIRMATION.

And now comes Robert S. Duck, Register of the Circuit Court of Baldwin County, Alabama, and respectfully reports that in pursuance of an order made by this court on, to-wit, the 17th day of December, 1934, authorizing the undersigned to sell certain realty belonging to Mary Koptis and Emma Koptis, Albert Koptis, George Koptis, and Mary Koptis, after having given duly and legal notice by advertising the same in the Baldwin Times, a newspaper published in Bay Minette, Alabama, for thirty days previous to the day of sale, setting forth the time, place and terms of sale, on Monday, the 25th day of February, 1935, the day and at the place appointed for said sale, and between the legal hours of sale, did offer said realty for sale at public outcry; and at said sale George Perrin being the highest, best and last bidder therefor, became the purchaser of the Northeast quarter of the Southeast quarter of Section 20, Township 6 South of Range 4 East, in Baldwin County, Alabama, at the price of Three Hundred Eleven and 70/100 (\$311.70) Dollars.

The said register further reports that said George Perrin has complied with the terms of said sale and has, in cash, paid the entire amount of said purchase money; that said sale was fairly conducted, and that said realty was sold for an amount not greatly disproportionate to its real value.

59

RECORDED
1934

69

GEORGE FERRIN,

Plaintiff,

VS.

MARY KOPTIS, ET AL,

Defendants.

IN THE CIRCUIT COURT OF

BALDWIN COUNTY, ALABAMA,

IN EQUITY,

NUMBER 59.

Filed this the 21 day of

Dec., 1934.

Wm. A. Stone
Per.

BEEBE & HALL
LAWYERS
BAY MINETTE, ALA.

WHEREFORE, the undersigned, as Register of this court, respectfully prays that said sale be in all things confirmed and made good; and that an order be granted authorizing him, as such Register, to execute titles to the said George Perrin for the said real estate purchased by him as aforesaid. All of which is respectfully submitted.

Robert S. Sledge

Register of the Circuit Court
of Baldwin County, Alabama.

Sworn to and subscribed before
me on this the 26th day of Feb.,
1935.

Dell Ree Cromartie
Notary Public, Baldwin County,
Alabama.

The State of Alabama }
Baldwin County

Circuit Court of Baldwin County, Alabama,
(In Equity)

George Perrin,

COMPLAINANT

VS.

Mrs. Mary Koptis et al.,

RESPONDENTS

I, M. A. Stone

as Register and Commissioner

have called and caused to come before me Mary Koptis, Harrie Nelson and

George Perrin

witnesses named in the requirement for Oral Examination, on the _____ day of _____

1934, at the office of Circuit Clerk

in Bay Minette, Alabama, and having first sworn said witness to speak the

truth, the whole truth, and nothing but the truth, the said Mary Koptis, Harrie

Nelson and George Perrin

doth depose and say as follows:

MARY KOPTIS, a witness for the complainant, being first duly sworn, deposes and says:

My name is Mary Koptis; I live at Robertsdale, in Baldwin County, Alabama. I am over twenty-one years of age. I am the widow of Josef Koptis, who died at Robertsdale, Alabama, March 1st, 1932. I have four children by the said Josef Koptis, all minors: Mary Koptis, sixteen years old, who lives with me, Albert Koptis, fourteen years old, Emma Koptis, twelve years old, and George Koptis, ten years old, all living with me at my home in Robertsdale.

My husband, Josef Koptis, and I on April 13, 1931, executed a mortgage to Harrie Nelson to secure Two Hundred Dollars (\$200.00) and that the attached mortgage, marked Exhibit "A", is the original mortgage. We at the same time that the mortgage was executed, gave to Mr. Harrie Nelson a note dated April 11, 1931, for Two Hundred Dollars (\$200.00); that the original note is hereto attached, marked Exhibit "B"; that the interest on said note was paid by the said Josef Koptis up to June 1st, 1932. At the time we signed the mortgage, Mr. Koptis went away and brought the officer back to the house.

The property which we intended to describe in the mortgage was that bought from Dr. Armistead of Robertsdale; that the quit claim deed marked Exhibit "C" is the deed given by Dr. Armistead to my husband, Josef Koptis, and me, and describes the property which should have been inserted in the mortgage.

Josef Koptis and I never have owned any property in Section 30, Township 6 South of Range 4 East, which is right in the

ORAL EXAMINATION

I, W. A. Stone as Register and Commissioner hereby certify that the foregoing deposition on Oral Examination was taken down in writing by me in the words of the witness and read over to them and they signed the same in the presence of myself and A. M. Hall at the time and place herein mentioned; that I have personal knowledge of personal identity of said witness or had proof made before me of the identity of said witness; that I am not of counsel or of kin to any of the parties to said cause, or any manner interested in the result thereof.

I enclose the said Oral Examination in an envelope to the Register of said Court.

Given under my hand and seal, this 20 day of Nov 1934.

W. A. Stone (L. S.)

No. 59 Page

THE STATE OF ALABAMA,
BALDWIN COUNTY

IN CIRCUIT COURT, IN EQUITY

GEORGE FERRIN,

COMPLAINANT

VS.

MRS. MARY KOPPLIS, ETAL,

RESPONDENT

ORAL DEPOSITION

Filed 20 Nov, 1934

W. A. Stone, Register

RECORDED IN

Record

Vol. Page

Register

*Refiled Reg 12, 1934
W. A. Stone*

TO THE HONORABLE F. W. HARE, JUDGE OF THE CIRCUIT COURT
OF BALDWIN COUNTY, ALABAMA, IN CHANCERY:

Comes your complainant, GEORGE PERRIN, and respectfully
represents and shows unto your Honor as follows:

FIRST:

That he is a bona fide resident of Baldwin County, Ala-
bama, over twenty-one years of age.

SECOND:

That the respondent, MARY KOPTIS, is over twenty-one
years of age and a resident of Baldwin County, Alabama; that the
respondent, MARY KOPTIS, is a minor over fourteen years of age
and living with her mother, Mary Keptis; that the respondents,
ALBERT KOPTIS, EMMA KOPTIS and GEORGE KOPTIS, are minors under
fourteen years of age and living with their mother, Mary Keptis,
in Baldwin County, Alabama.

THIRD:

That on April 13, 1931, Joseph Koptis and Mary Koptis
executed and delivered to Harrie Nelson a certain mortgage filed
for record in the office of the Probate Judge of Baldwin County,
Alabama, and recorded therein in Mortgage Book 50, pages 370-1;
that the property given to secure the said indebtedness was de-
scribed as the Northeast quarter of the Southeast quarter of
Section 30, Township 6 South of Range 4 East, containing 40
acres more or less.

That simultaneously with the execution of the said
mortgage the said Joseph Koptis and Mary Koptis executed and de-
livered to the said Harrie Nelson their certain promissory waive
note in the sum of Two Hundred Dollars (\$200.00), payable July
1st, 1931, after date, with interest at eight per cent. per an-
num from date, and in said note waived all right to exemption
under the constitution and laws of the State of Alabama, and

agreed to pay all costs of collecting or securing or attempting to collect or secure said note, including a reasonable attorney's fee.

FOURTH:

That the said note, mortgage and the indebtedness secured thereby were assigned and delivered over to the Farmers & Merchants Bank, Foley, Alabama.

FIFTH:

That the said Farmers & Merchants Bank on December 23, 1932, transferred and assigned the said mortgage and the indebtedness secured thereby to your complainant; that the said mortgage, note, and the indebtedness secured thereby, still remain due and unpaid.

SIXTH:

That the said Joseph Koptis, since the execution of the said note and mortgage, has died intestate, leaving as his sole and only surviving heirs his widow, Mary Koptis, and his children, Mary Koptis, Albert Koptis, Emma Koptis and George Koptis.

SEVENTH:

That at the time of the execution of the said mortgage the said Joseph Koptis and Mary Koptis were the owners of and in the possession of the Northeast quarter of the Southeast quarter of Section 20, Township 6 South of Range 4 East, containing 40 acres more or less; that the land in the original mortgage was incorrectly described as being in Section 30, when it should have been given as Section 20.

WHEREFORE, the premises considered, complainant prays that your Honor will by proper process make the said Mary Koptis, Mary Koptis, Albert Koptis, Emma Koptis and George Koptis, parties respondent to this bill of complaint, requiring them to plead, answer or demur to the same within the time and under the penal-

ties prescribed by law and the practice of this Honorable Court; that your Honor will order a reference to be held to determine the amount due your complainant on the mortgage and note hereinabove set out.

Complainant further prays that upon a final hearing of this cause your Honor will enter an order and decree establishing the indebtedness of the complainant against the respondents, and further establishing the lien of the complainant against the following described lands in Baldwin County, Alabama, to-wit: The Northeast quarter of the Southeast quarter of Section 20, Township 6 South of Range 4 East; and order the Register of the Court to sell the said lands in satisfaction of the said indebtedness, and to make proper conveyance to the purchaser.

Complainant prays for such other, further or different relief as he may be in equity and good conscience entitled to receive. And as in duty bound he will ever pray.

Beebe & Hae
Solicitors for Complainant.

FOOT NOTE:

The respondents are required to answer each and every allegation contained in the foregoing bill of complaint, in Paragraphs FIRST to SEVENTH inclusive, but not under oath, oath being hereby expressly waived.

Beebe & Hae
Solicitors for Complainant.

The State of Alabama,
Baldwin County.

No. 59 CIRCUIT COURT IN EQUITY.

GEORGE PERRIN

Complainant

vs.

MARY KOPTIS AND OTHERS

Defendant

In this cause it appears to the Register

that a summons requiring the Defendant Mrs. Mary Koptis

to appear and demur, plead to or answer the Bill of Complaint in this cause within thirty days after the service of said Summons upon Mrs. Mary Koptis was served upon her by the Sheriff of Baldwin County, Alabama, on the 14th day of June 1934.

And the said Defendant having failed to demur, plead to or answer the said Bill of Complaint to this date, it is now, therefore, on motion of Reebe & Hall

ordered and decreed that the said Bill of Complaint in this cause be and it hereby is in all things taken as confessed against the said Mrs. Mary Koptis

Defendant aforesaid.

This 20 day of August 1934

M. A. Stone

Register.

GEORGE PERRIN,
Plaintiff,
VS.
MARY KOPTIS, ET AL,
Defendants.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA,
IN EQUITY
NUMBER 59.

This cause coming on to be heard was submitted upon the original and amended bills of complaint decree pro confesso against Mrs. Mary Koptis acceptance and answer of Guardian ad litem for Mary Koptis, Emma Koptis, Albert Koptis and Goerge Koptis, minors, answers and agreements of Farmers & Merchants Bank of Foley, Harrie Nelson and Mary Koptis, and testimony, as noted by the Register and upon consideration thereof, the court is of the opinion that the Plaintiff is entitled to the relief prayed for in said bill.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the indebtedness of Two Hundred (\$200.00) Dollars, together with interest from June 1st, 1932, as evidenced by note and mortgage, are still due and unpaid.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the said mortgage from Josef Koptis and Mary Koptis to Harrie Nelson, dated April 13th, 1931, and of record in the office of the Probate Judge of Baldwin County, Alabama, in Mortgage Book 50, pages 370-1, and which together with the indebtedness thereby secured is now the property of George Perrin, be and the same hereby is reformed so that the description shall read Northeast quarter of the Southeast quarter of Section 20, Township 6 South of Range 4 East, Baldwin County, Alabama.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the Plaintiff has a lien against the following described lands in Baldwin County, Alabama, to-wit:

The Northeast quarter (NE $\frac{1}{4}$) of the Southeast

The State of Alabama, BALDWIN County

CIRCUIT ~~PROBATE~~ COURT, JULY TERM, 1934

To R.C. HEARD

Take Notice, That by an order of this Court, this day made and entered, you were appointed to act as Guardian ad litem for MARY KOPTIS, ALBERT KOPTIS, EMMA KOPTIS, and GEORGE KOPTIS,

minor heirs of Joseph Koptis, deceased, to represent and protect their interests upon in suit of George Perrin vs. Mary Koptis, et al.

Given under my hand, this 12th day of July, 19 34

M. A. Stone
Register.

Judge of Probate.

I hereby accept the appointment of Guardian ad litem for Mary Koptis, Albert Koptis, Emma Koptis, and George Koptis,

minor heirs of Joseph Koptis, deceased, to represent and protect their interests upon the hearing of the above named proceedings and hereby deny each and every allegation contained in said proceedings and demand proof thereof.

Witness my hand, this 12th day of July, 19 34

R.C. Heard
Guardian ad litem.

The State of Alabama, } Circuit Court of Baldwin County, In Equity.
Baldwin County.

To Any Sheriff of the State of Alabama--GREETING:

WE COMMAND YOU, That you summon Mary Koptis

(Foley or Elberta)

of Baldwin County, to be and appear before the Judge of the Circuit Court of Baldwin County, exercising Chancery jurisdiction, within thirty days after the service of Summons, and there to answer, plead or demur, without oath, to a Bill of Complaint lately exhibited by

George Perrin

against said Mary Koptis et al

and further to do and perform what said Judge shall order and direct in that behalf. And this the said Defendant shall in no wise omit, under penalty, etc. And we further command that you return this writ with your endorsement thereon, to our said Court immediately upon the execution thereof.

WITNESS, M. A. Stone, Register of said Circuit Court, this 9th day of June 1934

M. A. Stone Register

N. B.—Any party defendant is entitled to a copy of the bill upon application to the Register.

The State of Alabama, { Circuit Court of Baldwin County, In Equity.
Baldwin County.

To Any Sheriff of the State of Alabama--GREETING:

WE COMMAND YOU, That you summon Mary Koptis , a minor over 14 years

of Baldwin County, to be and appear before the Judge of the Circuit Court of Baldwin County, exercising Chancery jurisdiction, within thirty days after the service of Summons, and there to answer, plead or demur, without oath, to a Bill of Complaint lately exhibited by George Ferrin

against said Mary Koptis, a minor over 14 years of age

and further to do and perform what said Judge shall order and direct in that behalf. And this the said Defendant shall in no wise omit, under penalty, etc. And we further command that you return this writ with your endorsement thereon, to our said Court immediately upon the execution thereof.

WITNESS, M. A. Stone, Register of said Circuit Court, this 9th day of June 1934
M. A. Stone Register

N. B.—Any party defendant is entitled to a copy of the bill upon application to the Register.

Exhibit C

QUIT-CLAIM DEED

THIS DEED made the 5th day of October 1926.

between S.D. Armistead and Clara Armistead, his wife

..... of the first part and
Josef Koptis and Marie Koptis

..... of the second part,

WITNESSETH, That the part ies of the first part, in consideration of
Ten Dollars and other good and valuable considerations - - - - - ~~DOES~~

to them in hand paid by the part ies of the second part, the receipt of which is hereby acknowledged, ha ~~ve~~
remised, released and quit-claimed and by these presents ~~does~~ remise, release and forever quit-claim unto the said
part ies of the second part Their heirs and assigns forever, all the real property in

Baldwin County, Alabama, described as follows, to-wit: The Northeast Quarter

of the Southeast Quarter of Section Twenty Township Six South Range Four East, containing.
Forty acres more or less,

TO HAVE AND TO HOLD the said released premises unto the said Josef Koptis and Marie Koptis

their heirs and assigns forever: So that neither the said party of
the first part their heirs or assigns, nor any other person in trust for them or in their

..... name shall or will, can or may, by any ways or means whatsoever, hereafter have or
claim any right or title thereto; BUT THAT the said part ies of the first part their heirs and assigns, each and
every one of them from all estate, right, title, interest or claim, and demand whatsoever, in or to the said premises,
or any part thereof, are, is, and shall be, by these presents, FOREVER EXCLUDED AND DEBARRED.

IN WITNESS WHEREOF, the part of the first part ha hereunto set..... hand and seal the
their
day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

S.D. Armistead [SEAL]
Clara Armistead [SEAL]

GEORGE FERRIN,
Plaintiff,
VS.
MARY KOPTIS, ET AL,
Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA,
IN EQUITY.
NO. 59.

And now comes the Plaintiff and with the consent of the Court first had and obtained, amends his original complaint so that the same shall read as follows:

ONE:

That he is a bona fide resident of Baldwin County, Alabama, over twenty-one years of age.

TWO:

That the Respondent, MARY KOPTIS, is over twenty-one years of age and a resident of Baldwin County, Alabama; that the respondent, MARY KOPTIS, is a minor over fourteen years of age and living with her mother, Mary Koptis; that the respondents, ALBERT KOPTIS, EMMA KOPTIS and GEORGE KOPTIS, are minors under fourteen years of age and living with their mother, Mary Koptis, in Baldwin County, Alabama; that the respondent THE FARMERS & MERCHANTS BANK, of Foley, is a corporation organized and existing under the laws of the State of Alabama, with its principal place of business in Foley, Baldwin County, Alabama; that the respondent, HARRY NELSON, is a resident of Baldwin County, Alabama, over twenty-one years of age.

THREE:

That on April 13, 1931, Joseph Koptis and Mary Koptis executed and delivered to Harrie Nelson a certain mortgage filed for record in the office of the Probate Judge of Baldwin County, Alabama, and recorded therein in Mortgage Book 50, pages 370-1;

Exhibit A

The State of Alabama, }
Baldwin County. } KNOW ALL MEN BY THESE PRESENTS:

That We, Joseph Koptis & Mary Koptis
in consideration of the sum
of Two Hundred - - - - - Dollars, to me in hand paid,
by Harrie Nelson
the receipt whereof is hereby acknowledged, do esgrant, bargain, sell and convey unto

Harrie Nelson heirs and assigns forever, ALL
the following described real estate and personal, located in Baldwin
County to wit:

20 The North East Quarter of the Southeast Quarter of Section
30 Township 6 South of Range 4 East containing 40 acres
more or less.

1 Black horse mule about four years old weighing about
1050 lbs.

1 Bay horse mule about 4 years old weighing about 1100
lbs. Said mules known as the Harrie Nelson mules.

TO HAVE AND TO HOLD, the above granted and described premises with the appurtenances unto the
said Harrie Nelson

and to his heirs and assigns, and to their sole and only proper use, benefit and behoof forever,

PROVIDED ALWAYS, and these presents are upon the express condition, that if the said
Joseph and Mary Koptis

shall well and truly pay to the said ~~XXXXXXXXXXXXXXXXXXXX Bank~~ Harrie Nelson
the sum of Two Hundred dollars as evidenced by their one certain
promissory note of even date & tenor herewith bearing
8 % from date until paid, or any renewal thereafter.

Then these Presents shall cease, determine to be void, otherwise to remain in full force.

AND the said Mortgagors
Harrie Nelson or his assigns, with full power and
authority upon the happening of a default in the payment of the note above described, to sell their
interest in said Real Estate & Personal Property at public sale for cash, giving
30 days notice in a newspaper published in Baldwin, and the proceeds to
apply, first, to the payment of the amount due on said note with interest on same; second, to the payment
of the cost of sale, including a reasonable attorney's fee, and if there shall be a surplus, then the balance to
be paid over to Mortgagors And we
do authorize the said Mortgagee to conduct the sale, and to make Deed to
the purchaser, and the title so made we hereby agree to defend against all persons. It is agreed that
the mortgagee herein may bid at said sale as if he were a stranger to this instrument.

GIVEN under our Hand and Seal this 13 day of April in the
year of our Lord one thousand nine hundred and Thirty One.

Signed, Sealed and Delivered in the Presence of

James H. Lester
Mary M. G. Dr.

Joseph Koptis (Seal)
Mary Koptis (Seal)

GEORGE PERRIN,
Plaintiff,
VS.
MARY KOPTIS, ET AL,
Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA,
IN EQUITY,
NO. 59.

Comes the Respondent, HARRY NELSON, and admits
the allegations contained in the Plaintiff's amended bill
of complaint, and consents that the matter may be submitted
for final decree without further notice.

Harry Nelson

THE STATE OF ALABAMA,
County of Baldwin.

Know All Men By These Presents; That, Whereas, the land hereinafter described was subject to taxation for the year 19.... and the Board of Revenue levied taxes thereon for county purposes for said year; and

Whereas, Said land was returned for taxation by Carl Brantigan for said year 19²⁴, and

Whereas, The certificate of assessments was made in accordance with Section 18 of the Revenue Code 1923; and

Whereas, The Tax Collector entered in the Docket of Tax Causes the description of said land, and amount of taxes, fees and charges due thereon for said year and delivered said Docket to the Probate Judge; and reported, in accordance with Section 220 of the Revenue Code, 1923, that he was unable to collect said taxes without sale of said land; and

Whereas, The Probate Court at the April 1925 Term, rendered decree ordering sale of said land for the payment of said taxes, fees, charges costs and expenses of sale; and

Whereas, The Tax Collector, in enforcement of said decree, gave thirty days notice by publication once a week for three successive weeks in the Baldwin Times, a newspaper regularly published in said County, and also by posting notice at the Court House of said County, at a public place in the precinct in which the land was situated, that he would sell said land on the 26th day of May 192⁷, between 10 o'clock A. M. and 4 o'clock P. M., in front of said Court House, which notices described said land and stated the amount for which the Probate Court's decree had been rendered against same, and that said taxes had been assessed to Carl Brantigan; and,

Whereas, The Tax Collector at said time, in front of said Court House door, did offer said land at public outcry, so that, as far as practicable, only such portion thereof was sold as was necessary to satisfy said decree, and did sell said land to S. D. Armistead who was the highest bidder, for \$ 19.18, which covered the taxes, fees, charges, costs and expenses of sale, which amount he paid to said Tax Collector; and

Whereas, The Tax Collector did then deliver to said purchaser, in accordance with Section 235 of the Revenue Code 1923, a certificate of purchase, containing description of said land, showing the date the same had been assessed to Carl Brantigan for said year; and also showing the taxes due thereon, distinguishing the amount due the State and County, and for school purposes, and the fees and costs; and further showing the time for which said land was advertised, the date it was offered for sale, the name of the purchaser, and the price paid; and

Whereas, The time for redemption of said land has elapsed, and said Certificate of Purchase has been returned to the Probate Judge by S. D. Armistead the purchaser (~~assignee thereof by endorsement which appears legally executed on said certificate;~~)

Now, Therefore, I S. W. Humphries, as Probate Judge, in and for said County, in said State, under and by virtue of the provisions of Section 245 of the Revenue Code of Alabama of 1923, and in consideration of One Dollar, to me paid, have this day granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto S. D. Armistead all the right, title and interest of said Carl Brantigan and all the right, title, interest and claim of the said State and County on account of said taxes, or under said decree, in and to the following described land, to-wit:

N.E. 1/4 of S.E. 1/4 of Section 20, T. 6 S. R. 4 E.

situated in said County and State; To Have and to Hold the same, the said right, title and interest unto said S. D. Armistead heirs, assigns or successors forever; but no right, title or interest of any reversioner or remainderman in said land is conveyed hereby.

In Testimony Whereof, I have hereunto set my hand and seal, this 11th day of July 19²⁷.

S. W. Humphries
Judge of Probate, Baldwin County.

STATE OF ALABAMA,
BALDWIN COUNTY.

I, S. W. Richerson, Clerk of Circuit Court, in and for said County, in said State, hereby certify that

whose name is signed to the foregoing conveyance as Judge of Probate, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand, this 11th day of July 19²⁷
S. W. Richerson
Clerk of Circuit Court,
Baldwin Co. Ala.

GEORGE PERRIN,
Plaintiff,
VS.
MARY KOPTIS, ET AL.
Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA,
IN EQUITY,
NO. 59.

Comes the Respondent, FARMERS & MERCHANTS BANK,
a Corporation, and admits the allegations contained in the
Plaintiff's amended bill of complaint, and consents that the
matter may be submitted for final decree without further
notice.

FARMERS & MERCHANTS BANK,
A Corporation.

By: 

Cashier

GEORGE FERRIN,
Complainant,
VS.
MARY KOPIIS, ET AL,
Defendants.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA,
IN EQUITY
NO. 59.

ORDER OF CONFIRMATION OF SALE.

This day comes ROBERT S. DUCK, Register of the Circuit Court of Baldwin County, Alabama, and files his report in writing, and under oath, setting forth, among other things, that on Monday, the 25th day of February, 1935, within the hours provided by law, and in strict accordance with all and singular, the terms and requirements of the former order and decree of this court granted and entered in the premises on the 17th day of December, 1934, he proceeded and sold, at public outcry, in front of the court house in this county, the lands set forth and particularly described in said former order and decree, and that said land was purchased, at said sale, by George Ferrin, for the sum of Three Hundred Eleven and 70/100 (\$311.70) Dollars.

And it appearing to the satisfaction of the court, from said report, and the evidence now therewith submitted, that said amount, so bid for said land, by said George Ferrin, was the highest and best bid for the same; that said sum, so bid, was not greatly less or disproportionate to its real value; that said sale was legal and fairly made, and that the purchase money so bid has been duly paid.

It is ordered, adjudged and decreed, that said sale be, and the same hereby is approved, and in all things ratified and confirmed by the order and authority of this court.

It is further ordered, adjudged and decreed, that the said

ROBERT S. DUCK, as such Register as aforesaid, be authorized and he is hereby ordered to convey by proper deed to the said George Ferrin, all right, title and interest which Mary Koptis, Emma Koptis, Albert Koptis, George Koptis and Mary Koptis have in such lands.

It is further ordered that said report and all other papers on file relating to this proceeding be recorded. It is further ordered, that George Ferrin pay the costs of this proceeding to be allowed to him against said estate.

Done at Monroeville, Monroe County, Alabama, on this 6th day of March, 1935.

J. M. Hare

Judge of the Circuit Court of Baldwin
County, Alabama.

' Exhibit 2 '

ASSIGNMENT OF MORTGAGE

STATE OF ALABAMA)
BALDWIN COUNTY.)

KNOW ALL MEN BY THESE PRESENTS, That Farmers & Merchants Bank of Foley, a corporation, for and in consideration of other valuable considerations and the sum of ONE DOLLAR to it in hand paid by George Perrin, the receipt whereof being hereby acknowledged, does hereby SELL, ASSIGN, and TRANSFER unto the said George Perrin, his heirs and assigns, that certain mortgage deed executed by Joseph Koptis and Mary Koptis to Harrie Nelson, dated April 13, 1931 and recorded in the office of the Judge of Probate of Baldwin County, Alabama May 4, 1931 in Mortgage Book No. 50 at Pages 370-371 thereof and which said mortgage was transferred and endorsed by the said Harrie Nelson to said Farmers & Merchants Bank of Foley, hereby authorizing the said George Perrin to enforce said mortgage in his own name or otherwise and hereby covenanting that there is now due upon said mortgage and the notes secured thereby the sum of TWO HUNDRED SIX & 43/100 (\$206.43) dollars but otherwise without recourse on said Farmers & Merchants Bank.

IN WITNESS WHEREOF, the Farmers & Merchants Bank of Foley has caused this instrument to be executed by its Cashier and its corporate seal to be affixed this 23rd day of December, 1932.

FARMERS & MERCHANTS BANK OF FOLEY.

BY E. F. Sanders
Cashier.

STATE OF ALA AMA)
BALDWIN COUNTY.)

I, Lloyd A. Magney, a Notary Public in and for said County and State do hereby certify that E. F. Sanders whose name as Cashier of Farmers & Merchants Bank of Foley 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 as such officer of said corporation, with full authority, executed the same as the voluntary act and deed of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 23rd day of December, 1932.

Lloyd A. Magney
Notary Public.

GEORGE FERRIN,
Plaintiff,
VS.
MARY KOPTIS, ET AL,
Respondents.

IN THE CIRCUIT COURT OF
BALDWIN COUNTY, ALABAMA,
IN EQUITY.
NO. 59.

And now comes the Plaintiff and with the consent of the Court first had and obtained, amends his original complaint so that the same shall read as follows:

ONE:

That he is a bona fide resident of Baldwin County, Alabama, over twenty-one years of age.

TWO:

That the Respondent, MARY KOPTIS, is over twenty-one years of age and a resident of Baldwin County, Alabama; that the respondent, MARY KOPTIS, is a minor over fourteen years of age and living with her mother, Mary Koptis; that the respondents, ALBERT KOPTIS, EMMA KOPTIS and GEORGE KOPTIS, are minors under fourteen years of age and living with their mother, Mary Koptis, in Baldwin County, Alabama; that the respondent THE FARMERS & MERCHANTS BANK, of Foley, is a corporation organized and existing under the laws of the State of Alabama, with its principal place of business in Foley, Baldwin County, Alabama; that the respondent, HARRY NELSON, is a resident of Baldwin County, Alabama, over twenty-one years of age.

THREE:

That on April 13, 1931, Joseph Koptis and Mary Koptis executed and delivered to Harrie Nelson a certain mortgage filed for record in the office of the Probate Judge of Baldwin County, Alabama, and recorded therein in Mortgage Book 50, pages 370-1;

that the property given to secure the said indebtedness was described as the Northeast quarter of the Southeast quarter of Section 30, Township 6 South of Range 4 East, containing 40 acres, more or less.

That simultaneously with the execution of the said mortgage the said Joseph Koptis and Mary Koptis executed and delivered to the said Harrie Nelson their certain promissory waive note in the sum of Two Hundred Dollars (\$200.00), payable July 1st, 1931, after date, with interest at eight per cent. per annum from date, and in said note waived all right to exemption under the constitution and laws of the State of Alabama, and agreed to pay all costs of collecting or securing or attempting to collect or secure said note, including a reasonable attorney's fee.

FOUR:

That the said note, mortgage and the indebtedness secured thereby were assigned and delivered over to the Farmers & Merchants Bank, Foley, Alabama.

FIVE:

That the said Farmers & Merchants Bank on December 23, 1932, transferred and assigned the said mortgage and the indebtedness secured thereby to your complainant; that the said mortgage, note and the indebtedness secured thereby, still remain due and unpaid.

SIX:

That the said Joseph Koptis, since the execution of the said note and mortgage, has died intestate, leaving as his sole and only surviving heirs his widow, Mary Koptis, and his children, Mary Koptis, Albert Koptis, Emma Koptis and George Koptis.

SEVENTH:

That at the time of the execution of the said mortgage

the said Joseph Koptis and Mary Koptis were the owners of and in the possession of the Northeast quarter of the Southeast quarter of Section 20, Township 6 South of Range 4 East, containing 40 acres, more or less; that the land in the original mortgage was incorrectly described as being in Section 30, when it should have been given as Section 20.

WHEREFORE, the premises considered, complainant prays that your Honor will by proper process make the said Mary Koptis, Mary Koptis, Albert Koptis, Emma Koptis and George Koptis, Farmers & Merchants Bank of Foley, a Corporation and Harrie Nelson, parties respondent to this bill of complaint, requiring them to plead, answer or demur to the same within the time and under the penalties prescribed by law and the practice of this Honorable Court; that your Honor will order a reference to be held to determine the amount due your complainant on the mortgage and note hereinabove set out.

Complainant further prays that upon a final hearing of this cause your Honor will enter an order and decree reforming the said mortgage of Joseph Koptis and Mary Koptis to Harrie Nelson, which is now the property of your complainant, so that the same shall describe and read the Northeast quarter of the Southeast quarter of Section 20, Township 6 South of Range 4 East, Baldwin County, Alabama, and establishing the indebtedness of the complainant against the said respondents, Mary Koptis, Albert Koptis, Mary Koptis, Emma Koptis and George Koptis, and further establishing a lien of the complainant against the said property in Baldwin County, Alabama, described as follows, to-wit:

The Northeast quarter of the Southeast quarter
of Section 20, Township 6 South of Range 4 East;

and ordering the register of the Circuit Court of Baldwin County, Alabama, to sell the said lands in satisfaction of the said indebtedness and to make proper conveyance to the purchaser.

Complainant prays for such other, further or different relief as he may be in equity and good conscience entitled to receive. And as in duty bound he will ever pray.

Beebe & Hall
Solicitors for Complainant.

FOOT NOTE:

The respondents are required to answer each and every allegation contained in the foregoing amended bill of complaint, in paragraphs ONE to SEVEN, inclusive, but not under oath, oath being hereby expressly waived.

Beebe & Hall
Solicitors for Complainant.

Feb 3 - 1925

M B.S. Duck - clerk.

THE BALDWIN TIMES

PUBLISHED IN THE LAND OF THE GOLDEN SATSUMA

SUBSCRIPTION \$2.00 PER YEAR IN ADVANCE
ADVERTISING RATES GIVEN ON APPLICATION

Jan 24

Notice of Sale

32 W-4T

Hall atty

694

NOTICE OF SALE BY REGISTER

Under and by virtue and in pursu-
ance of a decree rendered by the Cir-
cuit Court of Baldwin County, Alabama,
on December 7th, 1924, L. as Register
of the Circuit Court of Baldwin County,
Alabama, will, in accordance with the
said decree of the Court, on the 25th
day of February, 1925, at twelve o'clock
noon, in front of the Courthouse door
of Baldwin County, Alabama, for cash,
to the highest bidder, sell the following
described lands situated in Baldwin
County, Alabama, to-wit:

The Northeast quarter of the South-
east quarter of Section 20, Township 6
South of Range 4 East.

The sale to be conducted and the
proceeds applied in accordance with
said decree.

ROBERT S. DUCK, Register.
ROBERT & HALL, Attorneys. 52-41.

Solicitor for Complainant.

Robert & Hall

this written request to deliver the papers in this cause to the Judge for final decree in vacation.

Solicitors of record, now files with the Register of this Court

defense having been interposed, the Complainant, by Beebe & Hall

and evidence having been taken, and the cause being ready for submission for final decree, and no
In the above stated cause a Decree Pro Confesso having been taken against the Defendant,

To M. A. Stone, Register:

MARY KOPITS, AND OTHERS, Defendant

vs.

GEORGE PERRIN, Complainant

THE STATE OF ALABAMA
BALDWIN COUNTY
CIRCUIT COURT, IN EQUITY

Geo Perrino

vs.

Mary Koptis et al

REQUEST FOR DECREE IN
VACATION

FILED Nov 20 1924

M. A. Stone Register

Refiled - Dec 12
1934

M. A. Stone

RECORDED IN RECORD

VOL. PAGE

Register

Sub. B

200

\$ 200.00 FOLEY, ALA. APR 11 1931 193

\$ ~~200.00~~ 197.10 290

July 1st. 1931 after date, without grace, we promise to pay to

the order of Harrie Nelson

Two Hundred- - - - - Dollars

for value received, with interest at 8 per cent per annum from DATE until paid.

Payable at FARMERS AND MERCHANTS BANK, FOLEY, ALA.

The parties to this instrument, whether maker, endorser, surety or guarantor, each for himself, hereby severally agrees to pay this note and waives as to this debt, or any renewal thereof all right, to exemption under, the constitution and laws of Alabama, or any other state, as to personal property and they each severally agree to pay all costs of collecting, or securing, or attempting to collect or secure this note, including a reasonable attorney's fee, whether the same be collected or secured by suit or otherwise, and maker, endorser, surety or guarantor, of this note severally waives demand, presentment, protest, notice of protest, suit and all other requirements necessary to hold them, and they agree that time of payment may be extended without notice to them of such extension. The Bank at which this note is payable is hereby authorized to apply on or after maturity to the payment of this debt any funds in said bank belonging to the maker, surety, endorser, guarantor, or any one of them.

Real Estate & Personal R
Property.

Due 7-1-1931

Joseph Koptis
Mary Koptis

7746

8581. NOTE OF TESTIMONY

MOORE PRINTING CO., BAY MINETTE, ALA.

Answer and answer of Farmers Merchants Bank, Koptis, Nelson and George Perrin

GEORGE FERRIN

vs.

MARY KOPTIS AND OTHERS

THE STATE OF ALABAMA
Baldwin County

IN EQUITY
Circuit Court of Baldwin County

This cause is submitted in behalf of Complainant upon the original Bill of Complaint, _____

Decree Pro Confesso against Mrs. Mary Koptis, Testimony of
Mary Koptis, Harry Nelson and George Perrin, Deed Judge of
Probate, Baldwin County, Alabama, to S. D. Armstead (Exhibit D)
Deed S. D. Armstead and wife to Joseph Koptis and Marie Koptis
(Exhibit C), Note and mortgage, Joseph Koptis and Mary Koptis
to Harrie Nelson (Exhibit B and A), Mortgage assignment Farmers
& Merchants Bank of Foley to George Perrin (Exhibit E).

and in behalf of Defendant upon Appointment and acceptance of Guardian ad
litem, R. C. Heard, and his answer for the minors, Mary Koptis,
Albert Koptis, Emma Koptis and George Koptis.

W. A. Stone

Register.

9.33

59

The endorsers of this note are severally all cost of collection, including a reasonable attorney's fee, whether costs are incurred by suit against any one or more of the makers or endorsers, or otherwise; and each endorser expressly waives all right to claim exemptions under the Constitution and Laws of the State of Alabama, or any of these United States, as to this debt should this note not be paid at maturity. Notice and protest and all steps necessary to bind each endorser hereon on the non-payment of this note are hereby waived by each endorser. The said Farmers & Merchants Bank, Foley, Ala., is hereby authorized by each surety and endorser hereof to apply on or after maturity to the payment of this debt any funds belonging to any endorser on this note.

Thomas Nelson

*\$18.67 put face up
to June 1-1932*

~~By *W. H. ...*~~

*By W. H. in clear
7-9-32 Cashier*

Pay balance 290

Foley, Ala. Dec. 32 1932
For value received pay to the
order of Geo. Perrin, without
recourse on us.

Farmers & Merchants Bank,

BY *W. H. ...*

No. _____

RECORDED
2/1/34

59

The State of Alabama
BALDWIN COUNTY

IN EQUITY
Circuit Court of Baldwin County

W. H. ...

VS.

George ... et al

NOTE OF TESTIMONY

Filed in Open Court this *28th*

day of *Nov.* 1934

W. A. Stone
REGISTER

MOORE PRINTING CO., BAY MINNIE, ALA.

Noticed - Dec 02, 1934

W. A. Stone

The State of Alabama,
Baldwin County.

No. 59 CIRCUIT COURT IN EQUITY.

GEORGE PERRIN Complainant

vs.

MARY KOPTIS AND OTHERS Defendant

Motion is hereby made for a Decree Pro Confesso against Mrs. Mary Koptis

Defendant

in the above stated cause, on the ground that more than thirty days have elapsed since service of summons upon said Defendant; and that said summons was duly served according to law, and that said Defendant has failed to demur, plead to or answer the Bill of Complaint in this cause to this date.

This 12 day of August 1934

Beber Hall, Solicitor.

~~CONFIDENTIAL~~

59

No. _____ Page _____

The State of Alabama,
Baldwin County.

CIRCUIT COURT, IN EQUITY

Yes Perini

Mary Roberts et al
vs.

**MOTION FOR DECREE PRO
CONFESSO ON PERSONAL SERVICE**

Filed *Nov. 20th* 19*94*
M. A. Stone
Register.

Recorded in _____ Record,

Vol. _____ Page _____

Register.