



19810706000073960 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
07/06/1981 00:00:00 FILED/CERTIFIED

THE STATE OF ALABAMA,
Shelby County.

This Deed of Mortgage, made and entered into on this, the 29th day of June, 19 81
between Robert Howard Perkins and wife, Louise Perkins

the party of the first part, and First National Bank of Columbiana, Columbiana, Ala., party of the second part,

WITNESSETH, that the party of the first part being indebted to the party of the second part in the sum of \$20,034.00
Twenty-thousand thirty-four and no/100----- DOLLARS,
together with interest from date as set out in said note
due by one promissory note(s) of this date in the amount of \$20,034.00 together with
interest from date as set out in said note and due in 120 equal monthly payments
in the amount of \$349.83 each, the first payment due August 8, 1981, and one payment
due the 8th of each successive month thereafter until said indebtedness is paid in full
and being desirous of securing the payment of the same, and in consideration thereof, have granted, bargained, sold and
conveyed and by these presents do they grant, bargain, sell and convey to the said party of the second part the property
hereinafter described — that is to say, situated in the County of Shelby, in the State of Alabama, and
more particularly known as

A part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 East more
particularly described as follows: Commence at the Northwest corner of said
quarter-quarter section and run thence in an Easterly direction along the
Northern boundary of said quarter-quarter section a distance of 600 feet to
point of beginning; thence continue in the same direction along the Northern
boundary of said quarter-quarter section a distance of 420 feet to a point;
thence turn to the right and run Southerly parallel with the Western boundary
of said quarter-quarter section a distance of 210 feet to a point; thence turn
to the right and run Westerly parallel with the Northern boundary of said
quarter-quarter section a distance of 420 feet to a point; thence turn to the
right and run Northerly parallel with the Western boundary of said quarter-
quarter section a distance of 210 ft. to the point of beginning, containing
2 acres more or less.

Situated in Shelby County, Alabama.

First National Bank of Columbiana
P. O. Box 977, Columbiana, AL. 35051

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TO HAVE AND TO HOLD to the said party of the second part, its successors and assigns, forever. But this Deed is intended to operate as a Mortgage and is subject to the following condition -- that is to say, if the party of the first part shall pay and satisfy the debt above described and any other indebtedness to the owner or holder hereof as described on page 1 of this mortgage at the time or before the same falls due, then this conveyance shall be null and of no effect; but on default of the payment of any installment of the indebtedness or the interest thereon secured hereby, all of the indebtedness shall become due and payable, then the said party of the second part, its successors, or assigns, may take the above-described property into possession, and having or not having the same in possession, may sell the same to the highest bidder, at public auction at Columbiana, Alabama, for cash, having advertised such sale in some newspaper published in said County by three weekly insertions, or by posting at three public places in said County for not less than twenty days at the option of the mortgagee, and execute titles to the purchaser at said sale, and shall apply the proceeds to the payment of the expenses incident to said sale, including all costs of collection, taking possession of and caring for said property, and all attorney's fees, and the payment in full of the said demand hereby secured, and pay over the remainder, if any, to the said party of the first part. And it is further agreed that the mortgagee may buy the above described property at said sale, and the auctioneer crying the same may execute titles to the purchaser. It is further agreed that the party of the first part shall insure the buildings on said property in some good and responsible fire insurance company for a sum equal to the indebtedness hereby secured, with loss, if any, payable to the party of the second part as their interest may appear. And said party of the first part agrees to regularly assess said property, and pay all taxes on the same which may become due on said property during the pendency of this mortgage.

It is further agreed that if the said party of the first part shall fail to assess said property and pay taxes on same, or to insure said buildings, then the said party of the second part may pay the same and take out said insurance, and this conveyance shall stand at security for the same.

We further certify that the above property has no prior lien or encumbrance thereon.

Witness our hand S and Seal S, the day and year above written.

Signed, Sealed, and Delivered in the Presence of
I acknowledge receipt of a copy of
this instrument.

Robert Howard Perkins
Margaret Louise Perkins

Robert Howard Perkins (L.S.)
Margaret Louise Perkins (L.S.)

nty. tax 30.15
Re 30.00
1.00
34.15

1981 JUL -6 AM 8:58

THE STATE OF ALABAMA
Shelby County.

I, the undersigned, a Notary Public in and for said County
hereby certify that Robert Howard Perkins and wife, Louise Perkins

whose name s/ are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 29th day of June 19 81
Dwight B. Berry

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Shelby Cnty Judge of Probate, AL
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MORTGAGE

TO

THE STATE OF ALABAMA,
Shelby County

I, Judge of Probate for said County, hereby certifies that the within Mortgage was filed in my office for record at _____ o'clock _____ M., on the _____ day of _____, 19____ and duly recorded on the _____ day of _____, 19____ in Mortgage Record, Vol. _____, on pages _____ No. _____ Judge of Probate

Recording _____
Certificate _____

THE STATE OF ALABAMA,
Shelby County

I, Judge of Probate for said County, hereby certifies that the following privilege tax has been paid on the within instrument as required by Acts 1902 and 1908 — viz: \$ _____ cents Judge of Probate