

This instrument was prepared by

(Name) Ronnie Morrow

(Address) 2030 First Ave. N. Bham, Al. 35201

MORTGAGE- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Howard L. Richey and wife Sandra S. Richey

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

✓ Guaranty Federal Savings and Loan Association

(hereinafter called "Mortgagee", whether one or more), in the sum
of Thirteen Thousand and Two Hundred and 00/100-----Dollars
(\$ 13,200.00), evidenced by A Note of Even Date

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors,

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Shelby County, State of Alabama, to-wit:

Lot No. 6 , in Block 2, in Sector Three of Fall Acres Subdivision, situated in and being a part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, as recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

Post Office Box 128
Birmingham, Alabama 35201

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Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured shall at once become due and payable, and this mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgagee, agents or assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one days' notice, by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale: First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other incumbrances, with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

THE STATE of Alabama
Shelby COUNTY }
I, Robin C. Tubbs, a Notary Public in and for said County, in said State,
hereby certify that Howard L. Richey and wife Sandra S. Richey
whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 29th day of October, 19 85
Robin C. Tubbs Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 OCT 31 AM 10: 09

Thomas A. Swanton, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ 19.80
Deed Tax	
Mineral Tax	
Recording Fee	5.00
Index Fee	1.00
TOTAL	\$ 25.80

This form furnished by

amerloan title insurance company
1000 2ND AVENUE IS. NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

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