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This instrument was prepared by:
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 (Address) P. O. Box 360187
 Birmingham, Alabama 35236-0187

MORTGAGE

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Billy Edward Davis, Sr. and wife, Linda Jo Davis

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

Roy Martin Construction, Inc.

(hereinafter called "Mortgagee", whether one or more), in the sum

of Twenty Eight Thousand and no/100th-----Dollars
 (\$ 28,000.00), evidenced by promissory 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,

Billy Edward Davis, Sr. and wife, Linda Jo Davis

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:

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said quarter-quarter a distance of 547.35 feet to a point, thence turn an angle of 87 deg. 31 min. 59 sec. right and run Northerly a distance of 503.77 feet to the point of beginning of the property being described, thence continue along last described course a distance of 193.35 feet to a point on the South line of Shelby County Highway No. 260, thence turn an angle of 113 deg. 55 min. 09 sec. left and run thence Southwesterly along said right of way line a distance of 156.24 feet to a point, thence turn an angle of 66 deg. 04 min. 51 sec. left and run South a distance of 130.0 feet to a point, thence turn an angle of 90 deg. 00 min. 00 sec. left and run Easterly a distance of 142.82 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

Billy Edward Davis, Sr. is one and the same person as Billy Edward Davis.
 Linda Jo Davis is one and the same person as Linda Davis.

This mortgage and the indebtedness secured hereby may not be assumed by a subsequent purchaser of the subject property without the prior written consent of the mortgagee herein or its successors or assigns. Any attempt to transfer title to the property, subject to this mortgage, directly or indirectly, without the prior written consent of the mortgagee shall constitute a default under the terms of this mortgage and will result in the acceleration of the underlying indebtedness.

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

Roy Martin

BOOK 698 PAGE 132

To Have and to hold the above granted property unto the said Mortgagee, his heirs, and assigns forever; and the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any payable to said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

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 sums 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 the 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 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, for 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.

IN WITNESS WHEREOF the undersigned
Billy Edward Davis, Sr. and wife, Linda Jo Davis
have hereunto set their signatures and seal, this 27th day of October, 1986
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 NOV -3 AM 8:08
TOTAL 48.00
Recording Fee 5.00
Indexing Fee 1.00
TOTAL 48.00

THE STATE OF ALABAMA }
SHELBY COUNTY }
1. THE UNDERSIGNED, a Notary Public in and for said County, in said state,
hereby certify that BILLY EDWARD DAVIS, SR. AND WIFE, LINDA JO DAVIS
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 27th day of OCTOBER 1986
Carol Joyce Yancy Notary Public
My commission Expires 10-1-88

THE STATE of _____ }
COUNTY }
a Notary Public in and for said county, in said State,
hereby certify that
whose name as _____ of _____, a corporation,
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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.
Given under my hand and official seal this _____ day of _____, 19____
Notary Public

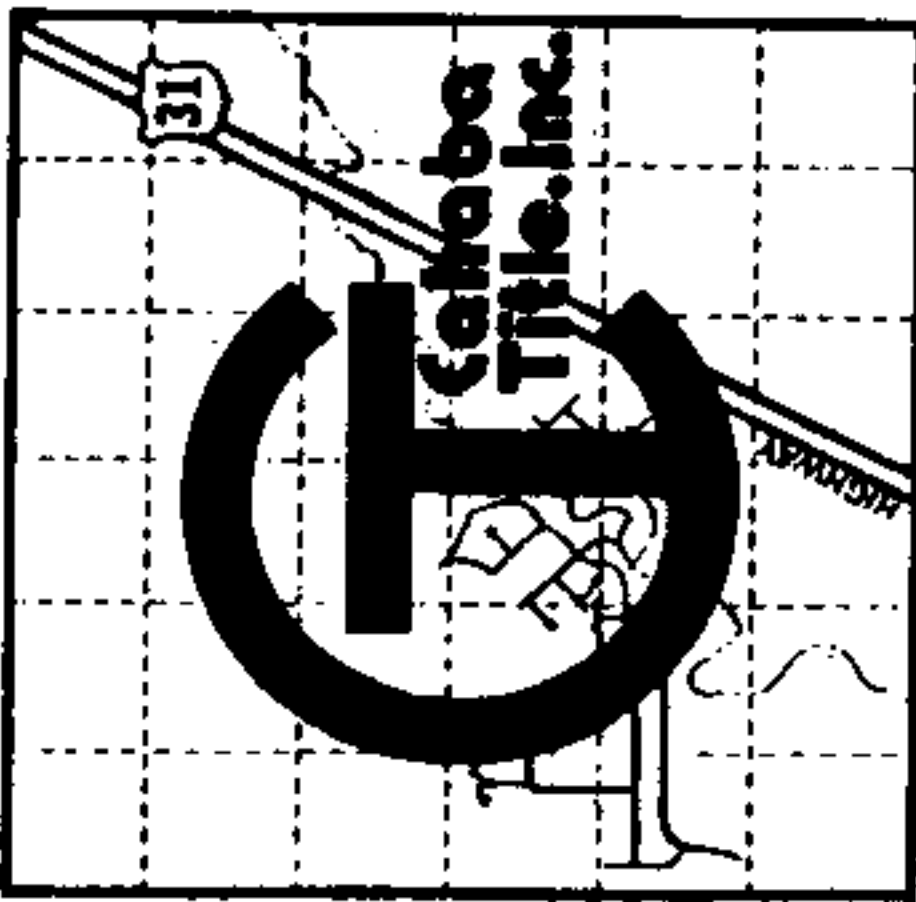
Return to:

TO

MORTGAGE

STATE OF ALABAMA

COUNTY OF



Recording Fee \$

Deed Tax \$

This form furnished by

Cahaba Title, Inc.

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

LOCATED IN RIVERCHASE