MORTGAGE	
STATE OF ALABAMA	· Committee of the comm
SHELBY COUNTY	919
Gary R. Muchlbaue	Presents, That whereas the undersigned (hereinafter called Mortgagor) and wife, Sandra Muchlbauer has become
justly indebted to Ji	FFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION OF BIRMINGHAM, (hereinafter
colled Mortgages) in	the sum of Six Thousand and no/100
carred integateer,	<u></u> Dellars
Mortgagee, with intersecured thereby; said said Note, and renewant and whereas the said More and where and	ry note of even date herewith, payable to the order of the est thereon from the date thereof according to the terms of the Note principal and interest sum being payable according to the terms of alls and extentions thereof rtgagor is desirous of securing the prompt payment of said indebtedness with interdue, NOW THEREFORE, IN CONSIDERATION of the said indebtedness, and to due, NOW THEREFORE, IN CONSIDERATION of the said indebtedness, and to
• • • • • • • • • • • • • • • • • • •	due, NOW THEREFORE, IN CONSIDERATION of the said indebtedness, and also to secure all further or additional indebtedness at the holder of said note at any time before the payment of the debt hereby secured
the sold Mortgagor does	hereby grant, bargain, sell and convey unto said Mortgagee the following described
	a . Grana of Alabama to-sufts
real property situat	
as legally descr a part of this m	bed in Exhibit "a" which is herefor, attached and made ortgage.
	egy (1907) in the property of
	7) 'i 1.
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THIS INSTRUMENT PREPARED BY:

C. Andrew Thomure

said property is warranted free from all encumbrances and against any adverse claims.

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 Mortgages 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 Mortgages, 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.

159 IN WITNESS WHEREOF the undersigned Gary R. Muehlbauer and wife, Sandra Muehlbauer Shave hereunto set their signature s and seal, this 4th . 19 87 day of November THE STATE of Alabama COUNTY Shelby , a Notary Public in and for said County, in said State, Charles Andrew Thomure hereby certify that Gary R. Muchlbauer and wife, Sandra Muchlbauer known to me acknowledged before me on this day, signed to the foregoing conveyance, and who are whose name executed the same voluntarily on the day the same bears date, that being informed of the contents of the conveyance day of / November 4th Given under my hand and official seal this muce Notary Public. THE STATE of , a Notary Public in and for said County, in said State, -COUNTY I, hereby certify that 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 if for and as the act of said corporation. , 19 day of Given under my hand and official seal, this the

efferson Federal Savings and Lessociation of Birmingham
15 North 21st Street
rmingham, Alabama 35203
TO
To
any R. Muchibauer and
Sandra Muchibauer

Loan

Return to:

EXHIBIT

State of Alabama

County of Shelby

and described as follows:

Lot No. 14 according to map of Bridlewood Forest Subdivision recorded in Map Book 5, page 52 in the Probate Records of Shelby County, Alabama. Also that portion of Lot 13 according to the map of Bridlewood Forest Subdivision recorded in Map Book 5, page 52 in the Probate Records of Shelby County, Alabam, being more particularly described as follows: Begin at the northwest corner of said Lot 13, run southerly along west line 40 feet; thence in a southeasterly direction to a point on Pine Wood Lane 20.10 feet south of the northeast corner of said Lot 13; thence northerly along west line of Circle of Pine Wood Lane 20.10 feet to the northeast corner of Lot 13; thence in a northwesterly direction along north line of said Lot 13 a distance. of 149.95 feet to point of beginning; being sintated in Shelby County, Alabama.

> STATE OF ALA, SHELBY CO. HISTRUMENT WAS FILTE

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JUDGE OF PROBATE

uehlbauer

Much1bauer Sandra

1. Deed Tax

2. Mrg. Tax

3. Recording Fee 7.50

4, Indexing Fee 1.00

17.50 1. Doed Tax \$ -TOTAL