

This instrument was prepared by

3295

(Name) Alabama Federal Savings and Loan Association

(Address) 213 No. 20th Street Birmingham, Alabama 35203

STATE OF ALABAMA
COUNTY Jefferson

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

William Keeton and wife, Annie Keeton

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Alabama Federal Savings and Loan Association

(hereinafter called "Mortgagee", whether one or more), in the sum of Twenty six thousand five hundred ninety five and no/100 - - - - - Dollars (\$), evidenced by one promissory note of even date herewith, bearing interest from date and at the rate therein provided and which said indebtedness is payable in the manner as provided in said note, and the said note forming a part of this instrument

Note of even date and payable in one hundred eighty monthly installments of \$315.42 each, beginning August 18, 1988 and one each month thereafter until said note is paid in full.

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,

William Keeton and wife, Annie Keeton

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:

*SEE ATTACHED FOR LEGAL DESCRIPTION

In the event of sale or transfer of title to the premises described in this mortgage without the prior consent of Alabama Federal Savings and Loan Association the principal sum due upon the note secured by this mortgage, at the option of the holder hereof, shall immediately become due and payable without notice or demand, such notice or demand being expressly waived.

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

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To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for 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; 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 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.

IN WITNESS WHEREOF the undersigned William Keeton and wife, Annie Keeton

have hereunto set our signatures and seal, this 14th day of July 19 88
William Keeton (SEAL)
Annie Keeton (SEAL)
____ (SEAL)
____ (SEAL)

THE STATE of Alabama }
Jefferson COUNTY

I, Undersigned, a Notary Public in for for said County, in said State,
hereby certify that William Keeton and wife, Annie Keeton
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 executed the same voluntarily on the day the same bears date,
Given under my hand and official seal this 14th day of July 19 88 Notary Public, *Donna Allen*

THE STATE of }
COUNTY

MY COMMISSION EXPIRES MAY 8, 1991

I, 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 the day of 19 Notary Public

Return to:
Alabama Title Co., Inc.
Alabama Federal Savings & Loan Association
213 No. 20th Street
Birmingham, Alabama 35203
Attn: Cindy Tuten

MORTGAGE
William Keeton and wife,
Annie Keeton
TO
Alabama Federal Savings and Loan Association



COMMONWEALTH
LAND TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

File No. 88-21240

LEGAL DESCRIPTION

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 13, Township 22 South, Range 3 West, Shelby County, Alabama and run thence North 0 degrees 10 minutes 12 seconds East along the East line of said 1/4-1/4 a distance of 625.83 feet to a point; thence run North 89 degrees 25 minutes 36 seconds West a distance of 103.50 feet to the point of beginning of the property being described; thence run North 88 degrees 40 minutes 15 seconds West a distance of 559.48 feet to an existing 3-inch, capped, steel pipe corner; thence run North 9 degrees 18 minutes 28 seconds East along an old existing wire fence a distance of 670.81 feet to an existing 3-inch capped, steel pipe corner set on the South right of way line of Shelby County Highway No. 16; thence run South 61 degrees 10 minutes, 10 seconds East along the said right of way line of said Highway a distance of 533.96 feet to an existing 3-inch, capped, steel pipe corner set on the same said South right of way line of same said Highway; thence run South 2 degrees 19 minutes 28 seconds West a distance of 417.81 feet to an existing 1-inch rebar, corner and the point of beginning.
Situating in Shelby County, Alabama.

OK
AT

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

88 AUG 31 AM 9:24

Thomas A. Swindley, Jr.
JUDGE OF PROBATE

1. Deed Tax	
2. Mtg. Tax	39.90
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	48.40

RECEIVED