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MORTGAGE

STATE OF ALABAMA
Shelby COUNTY

Know All Men By These Presents, That whereas the undersigned (hereinafter called Mortgagor) Benny S. Hall, a married man and wife, Kay P. Hall has become justly indebted to **JEFFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION OF BIRMINGHAM** (hereinaft called Mortgagee), in the sum of Seventeen-thousand and No/100 dollars

Dollars

evidenced by promissory note of even date herewith, payable to the order of the Mortgagee, with interest thereon from the date thereof according to the terms of the Note secured thereby; said principal and interest sum being payable according to the terms of said Note, and renewals and extentions thereof

and whereas the said Mortgagor is desirous of securing the prompt payment of said indebtedness with interest when the same falls due, NOW THEREFORE, IN CONSIDERATION of the said indebtedness, and to secure the prompt payment of the same at maturity, and also to secure all further or additional indebtedness from the undersigned to the holder of said note at any time before the payment of the debt hereby secured

the said Mortgagor does hereby grant, bargain, sell and convey unto said Mortgagee the following described real property situated in Shelby County, State of Alabama, to-wit:

A part of the SW 1/4 of the NW 1/4 of Section 4, Township 22 South, Range 3 West, described as follows: Commence at a point 420 feet East of SW corner and on North side of Tuscaloosa Road, which point is also SE corner of tract of land belonging to J.D. Smith; thence continue along North side of said Tuscaloosa Road East 263 feet to the point of beginning of tract herein described; thence North parallel with West line of J.D. Smith lot 420 feet; thence run West 120 feet; thence run South parallel with East line of said Lot 420 feet to North line of said road; thence East along North line of said road 120 feet to point of beginning, excepting highway right of way. Situated in Shelby County, Alabama.

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THIS INSTRUMENT PREPARED BY:

Jay Ted
290 Monteville
said property is warranted free from all encumbrances and against any adverse claims.

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; 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 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

have hereunto set

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

89 MAR -6 PM 1:53

3rd day of February

1989

Benny S. Hall

(SEAL)

Kay J. Hall

(SEAL)

(SEAL)

(SEAL)

JUDGE OF PROBATE

1. Deed Tax \$

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL

31.50

, a Notary Public in and for said County, in said State,

THE STATE of Alabama

Shelby

COUNTY

I,
hereby certify that

whose name signed to the foregoing conveyance, and who
that being informed of the contents of the conveyance
Given under my hand and official seal this

known to me acknowledged before me on this day,
executed the same voluntarily on the day the same bears date.
day of , 19

Notary Public.

THE STATE of Alabama

Shelby

COUNTY

I,
hereby certify that

, a Notary Public in and for said County, in said State,

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

24th day of February

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Rebecca J. Hendley Notary Public

MORTGAGE DEED

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guaranty Division
TITLE INSURANCE - ABSTRACTS
TRUSTS
Birmingham, Alabama