

If Mortgagee invokes the power of sale, Mortgagee shall give a copy of a notice to Mortgagor in the manner provided in paragraph 14. Lender shall publish the notice of sale once a week for three consecutive weeks in a newspaper published in the County and State where the Property is located, and thereupon shall sell the Property to the highest bidder at public auction at the front door of the County Courthouse of this County. Mortgagee shall deliver to the purchaser Mortgagee's deed conveying the Property. Mortgagee or its designee may purchase the Property at any sale. Mortgagor covenants and agrees that the proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

20. Mortgagee in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Mortgagee (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Mortgagee or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Mortgagee shall release this Security Instrument without charge to Mortgagor. Mortgagor shall pay any recordation costs.

22. Waivers. Mortgagor waives all rights of homestead exemption in the Property and relinquishes all rights of curtesy and dower in the Property.

BY SIGNING BELOW, Mortgagor accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Mortgagor and recorded with it.

Witnesses: Lindy J. [Signature]

Timothy F. Walker (Seal)
Mortgagor
Onadean W. Walker (Seal)
Mortgagor

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

89 OCT 25 PM 12:25 INDIVIDUAL ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy F. and Onadean W. Walker whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 19th day of September, 19 89

Margaret A. Meadows
Notary Public
My Commission Expires: 12-9-92

TRANSFER AND ASSIGNMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

For value received ARROW HOMES, INC. hereby transfers, assigns and conveys unto GOLDOME CREDIT CORPORATION, all right, title, interest, powers and options in, to and under the within Mortgage as well as to the land described therein and the indebtedness secured thereby.

In witness whereof the undersigned CHARLES D. GOODWIN, PRESIDENT hereunto set his Hand and seal, this 24th day of OCTOBER, 19 89

Charles D. Goodwin (Seal)
CHARLES D. GOODWIN, PRESIDENT

CORPORATE ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES D. GOODWIN whose name as PRESIDENT of ARROW HOMES, INC. 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 the conveyance, he/she 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 OCTOBER, 19 89

Notary Public
My Commission Expires: 12-9-92

- 1. Deed Tax ----- \$ 63.75
- 2. Mtg. Tax ----- \$ 10.00
- 3. Recording Fee ----- \$ 3.00
- 4. Indexing Fee ----- \$ 1.00
- 5. No Tax Fee ----- \$
- 6. Certified Stamp Fee -- \$ 1.00

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF -----)
TOTAL OF ----- \$ 77.75

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the _____ day of _____, 19 _____

Notary Public
My Commission Expires: _____

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