

This instrument was prepared by

466

(Name) Wayne Gann
2127 Greentree Drive, Apt. 710
(Address) Hoover, AL 35216

Form TICOR 8000 1-84
MORTGAGE-TICOR TITLE INSURANCE

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS: That Whereas,
COUNTY Shelby }

Jimmy R. Samudio and wife, Sharman K. Samudio

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

(hereinafter called "Mortgagee", whether one or more), in the sum
of Nine Thousand Nine Hundred Eight Hundred Fifty and No/100-----Dollars
(\$ 9,850.00), evidenced by a promissory note of even date executed simultaneously herewith.

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,

Jimmy R. Samudio and wife, Sharman K. Samudio

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:

Lots 9, 10 and 11, Block 4, according to Nickerson-Scott Addition to Alabaster,
as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County,
Alabama.

Subject to taxes for the current year, existing easements, restrictions, rights
of way, building set back lines and limitations of record.

The proceeds of this loan have been applied on the purchase price of the
property described herein, conveyed to the mortgagors simultaneously herewith.

This mortgage is not assumable. Said underlying promissory note is due and payable
in full upon the sale or transfer of the property described herein. "Sale or Transfer"
includes but is not limited to attempted wrap-around mortgages, contracts for sale
or any other agreement providing for an immediate equitable transfer with a later
full legal transfer, also including any lease-sales or leases which provide for an
option to purchase.

This is a second mortgage which is junior and subordinate to that certain mortgage
executed by Jimmy R. Samudio and wife, Sharman K. Samudio to Castle Mortgage
Corporation as recorded in Real 313, Page 544, in the Probate Office of
Shelby County, Alabama; Said mortgage being transferred and assigned to Goldome Credit
Corporation, by instrument recorded in Real 313, Page 548, in the Probate Office
of Shelby County, Alabama.

Default on the first mortgage shall constitute a default on the second mortgage.
Mortgagors shall provide evidence that the property taxes are paid each year on
or before December 31, and shall provide evidence that hazard insurance is in effect
to cover the property in amount sufficient to cover both the first and second mortgages
and said insurance policy names the second mortgage holder as an additional insured.

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ORLEY, MONCUS & WARD, P.C.

Said property granted free from all incumbrances and any adverse claims, except as stated above

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 Mortgagee 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 Jimmy R. Samudio and wife, Sharman K. Samudio

have hereunto set OUR signature^s and seal, this 6th day of October, 19 90

[Signature] (SEAL)
 Jimmy R. Samudio
[Signature] (SEAL)
 Sharman K. Samudio (SEAL)
 _____ (SEAL)

THE STATE of Alabama }
 Jefferson COUNTY }

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Jimmy R. Samudio and wife, Sharman K. Samudio

whose name s assigned 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 6th day of October, 19 90

[Signature]
 Notary Public.

THE STATE of _____ }
 COUNTY }

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.

1	_____	_____
2	_____	_____
3	_____	_____
4	_____	_____
5	_____	_____
6	_____	_____
Total	_____	_____

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

90 OCT -8 PM 3:08

[Signature]
 JUDGE OF PROBATE

MORTGAGE DEED

TO

This form furnished by:
TICOR TITLE INSURANCE
 316 21st Street North, Birmingham, AL 35203
 (205) 251-9404

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