



20110725000214660 1/3 \$193.50  
Shelby Cnty Judge of Probate, AL  
07/25/2011 08:06:51 AM FILED/CERT

## MORTGAGE DEED

This instrument was prepared by:  
Kenneth M. Curtis, Owner, Shelby County Bail Bonds, LLC  
518 Highway 343, Columbiana, AL 35051

STATE OF Alabama  
COUNTY OF Shelby

KNOW ALL BY THESE PRESENTS: That Whereas,  
Judy Bates Queen

(hereinafter called "Mortgagors"), whether one or more, are justly indebted to  
SHELBY COUNTY BAIL BONDS, LLC (hereinafter called "Mortgagee"),  
whether one or more, in the sum of  
One Hundred Seventeen Thousand and <sup>NC</sup>/<sub>100</sub>  
Dollars (\$ 117,000), evidenced by a promissory not(s) of even  
date and indemnity agreement of even date: 7-25 20 11.

And Whereas, Mortgagor 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,  
Judy Bates Queen

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:

COM INT W LN SW<sup>1</sup>/<sub>4</sub> OF SW<sup>1</sup>/<sub>4</sub> + S ROW CO RD #46 SE  
ALG ROW 710.94 S 196.58 TO POB CONT S 210 WLY 210  
NLY 210 ELY 210 TO POB  
33-2-04-0-000-003.005

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 payment of same, the said Mortgagee may at  
Mortgagee's option pay off the same; and to further secure said indebtedness,  
the 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 fails 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





20110725000214660 2/3 \$193.50  
Shelby Cnty Judge of Probate, AL  
07/25/2011 08:06:51 AM FILED/CERT

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 enforcement of any prior lien or encumbrance 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 courthouse door of said County, (or a division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply all 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 be necessary to expend, in paying insurance, taxes, or other encumbrances, with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall have not 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 Mortgagor and the undersigned further agree that said Mortgagee, agents, or assigns may bid at said sale and purchase said property, if the highest bidder therefore; 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

Judy Bates Queen have  
hereunto set signature and seal, this 25 day of July, 20 11.

Judy Bates Queen  
Dana Morris



20110725000214660 3/3 \$193.50  
Shelby Cnty Judge of Probate, AL  
07/25/2011 08:06:51 AM FILED/CERT

STATE OF Alabama COUNTY OF Shelby

I, Kelly B Mullin, a Notary Public in and for  
said County, in said State, hereby certify that

Judy Bates Queen  
whose name(s) signed to the foregoing conveyance, and who is/are known to  
me, acknowledge before me on this date, 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 25 day of  
July, 2011.

Kelly B. Mullin Kelly B. Mullin  
Notary Public Notary Public State At Large  
My Commission Expires: \_\_\_\_\_ Commission Expires  
June 28, 2013

STATE OF Alabama COUNTY OF Shelby

I, Kelly B Mullin, a  
Notary Public in and for said County, in said State, hereby certify  
that Dana Morris, whose name as

Agent of Shelby County Bail Bonds, LLC, 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/she as such officer  
and with full authority, executed the same voluntarily for and as the act of said  
company. Given under my hand and official seal this 25 day  
of July, 2011.

Kelly B. Mullin Kelly B. Mullin  
Notary Public Notary Public State At Large  
My Commission Expires: \_\_\_\_\_ Commission Expires  
June 28, 2013