

See A signw these BOOK 37 PAGE 530 BOOK 406 PAGE 530

✓ Cindy ~~THIS INSTRUMENT PREPARED BY~~ **rica Corp.**
NAME: 110 Green Springs Hwy Homewood, Al.
ADDRESS: _____
MORTGAGE - _____

8.50

286

State of Alabama }
COUNTY } Samuel L. Adams and wife Marvel Adams
~~Know All Men By These Presents, that whereas the undersigned~~ **George Bibb Construction Co.**

justly indebted to the thousand seven hundred eighty nine and 92/100 (\$1789.92)
in the sum of
evidenced by ~~1 home improvement sales contract of even date with this instrument~~ **whereas it is desired by the undersigned to secure the prompt payment of said indebtedness when the same falls due.**
amount of thirty seven dollars and 29/100 (37.29), commencing on the
16th day of each month until paid in full.

~~and wife Marvel Adams~~ **Samuel L. Adams**
Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, **George Bibb Construction Co.**

do, or does, hereby grant, bargain, sell and convey unto the said
(hereinafter called Mortgagee) the following described real property situated in **County Alabama to wit:**
A parcel of ~~land~~ **land** containing 0.34 acre, more or less, located in **section 14, Township 20 south, Range 3 West, Shelby County, Alabama**
described as Follows: **08 October 3rd**

Begin at Al Sykes Corner, said corner being marked by on draw pin
and being the same corner as referred to in Deed Books 129, Page
557 as recorded in the Office of The Judge of Probate, Shelby
County, Alabama:

Thence run East a distance of 100 feet; thence run South a distance
of 150 feet: Thence run West a distance of 100 feet: Thence run
North a distance of 150 feet to the point of Beginning.
Also a 20 foot R.O.W. for the purpose of ingress and egress
from the above described Parcel and the Public Road.

Said property is warranted free from all incumbrances and against any adverse claims.
TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing the payment of said indebtedness, the under-
signed agrees to pay all taxes, or assessments, when legally imposed upon said premises, and should default be made in the payment of same, said Mortgagee has the option of
paying off the same; and to further secure said indebtedness, if required by the Mortgagee, the undersigned agrees to keep the improvements on said real estate insured against
loss or damage by fire, lightning and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as
the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for the benefit of
said Mortgagee, 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, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date of
payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee for any amount Mortgagee may have expended for taxes,
assessments and insurance, and the 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 Mort-
gagee, 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 in said prop-
erty become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, or if any statement of lien is filed
under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form and contents of such statement and without regard to the existence or
non-existence of the debt or any part thereof or of the lien on which such statement is based, 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 shall be author-
ized to take possession of the premises hereby conveyed and with or without first taking possession, after giving thirty (30) days notice by publishing once a week for three con-
secutive weeks, the time, place and terms of sale, in some newspaper published in said County and State, to sell the same in lots or parcels, or en masse, as Mortgagee may deem
best, in front of the Court House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said sale; First, to the expense of advertising,
selling and conveying, including a reasonable attorney's fee not exceeding fifteen percent (15%) of the unpaid debt after default, where the original amount financed exceeds
three hundred dollars, if this contract is referred for collection to an attorney not a salaried employee of the holder; Second, to the payment of any amounts that may have been
expended, or that it may be necessary then to expend in paying insurance, taxes, or other incumbrances, with interest thereon; Third, to the payment of said indebtedness in full.

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