FIRST BANK OF ALABASTER -

(Address)......Alabas.t.e.r.,...Alabama...35227......

10/21/1980 12:00:00AM FILED/CERT

STATE OF ALABAMA Shelby COUNTY

Horm 1-1-22 Rev. 1-68

KNOW ALL MEN BY THESE PRESENTS: That Whereas.

MR. JAMES THOMAS GENRY AND WIFE MRS. HELEN

F. GENRY

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

the FIRST BANK OF ALABASTER, ALABASTER, ALA. 35007

Thousand Nine one note of even date and amount consisting of (\$ 60,962.40), evidenced by 144 installments of 423.35 each the initial installment commencing on November 29,1980 and monthly until paid in full

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,

Mr. JAMES THOMAS GENRY AND WIFE MRS. HELEN F. GENRY

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described County, State of Alabama, to-wit: real estate, situated in

SHELBY

FROM THE NE CORNER OF THE SOUTH HALF OF THE NW2 OF SECTION 11. TOWNSHIP 21 South. Range 3 West, run Westerly along the North boundary line of the South halfof the Note of Section 11, Township 21 South, Range 3 West, for 1515.1 feet to the point of Beginning of the land herein described; thence continue Westerly along the North boundary line of the South half of the Nator Section 11 Township 21 South, Range 3 West for 126.5 feet; thence turnan angle of 92 deg. 00' to the left and run Southerly for 210.0 feet; thence turn an angle of 88 deg. 00' to the left and run Easterly for 126.5 feet; thence turn an angleof 92 deg. 00° to the left and run Northerly for 210.0 feet to the point of beginning. This land being a part of the South half of the NW4 of Section 11, Township 21 South, Range 3 West, and being 0.609 acres, more or less. Situated in Shelby County, Alabama.

James Thomas Genry and wife, Helen F. Genry are the same as on Certificate of Title James Thomas Genery and wife, Helen. F. Genery.

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 henefit, 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

	WHEREOF the					
ave hereunto set	STHETRsigna	ture S and seal, this	13th day of	OCTOBER		(SEAL)
	Mr. James	Thomas Genry	Dela	Low	AM	(SEAL)
	MRS. HEI	EN F. GENRY***	**********			(SEAL)
						(SEAL)
HE STATE of	Alabama Shelby	COUNTY	S	9801021000119980 2/ Shelby Cnty Judge of 0/21/1980 12:00:00F	Probate, AL	
I, The	undersigne	ed Thomas Genry and w		Public in and for	said County, in sa	id State
hat being informe	ed of the content	regoing conveyance, and we ts of the conveyance have ial seal this	executed the same	n to me acknowledge voluntarily on the chock	day the same be	ears date
hat being informe Given under m	ed of the content	regoing conveyance, and we have have lial seal this 13th COUNTY	day of Single	e voluntarily on the ctober A	day the same be	ublic.
hat being informe Given under m THE STATE of I,	d of the content y hand and offic	ts of the conveyance have ial seal this 13th	day of Single	e voluntarily on the	day the same be	ublic.
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