hel Shell[redacted]unty 168220 [redacted]

MORTGAGE

19801022000120470 1/2 $.00
Shelby Cnty Judge of Probate,AL
10/22/1980 12:00:00AM FILED/CERT

THE STATE OF ALABAMA
Jefferson County.

918

Know All Men By These Presents:

That for and in consideration of Bobby C. Frazier and wife, Gloria A. Frazier indebtedness to Iron and Steel Credit Union, in the sum of $6,057.50 Six Thousand Fifty Seven and 50/100 Dollars evidenced by one promissory note dated October 21, 1980, and payable according to the terms of said note.

NOW, THEREFORE, the said Bobby C. Frazier and wife, Gloria A. Frazier Mortgagors, in consideration of said indebtedness and as security for the payment of the said principal sum and interest and the performance of the covenants and agreements herein contained, and as security for the payment of any future indebtedness, with interest thereon, as may hereafter be loaned by Mortgagee to Mortgagors when evidenced by promissory note or notes of Mortgagors, such additional note or notes to be identified by recital therein that it or they are secured by this mortgage and such note or notes shall be included in the word "note" wherever it appears in the context of this mortgage, do by these presents, grant, bargain, sell and convey unto the said Iron and Steel Credit Union, Mortgagee, its successors or assigns, the following described real estate in Shelby County, Alabama, to-wit: Begin at the Northwest corner of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama; and run thence south along the west line of said Section a distance of 227.13 feet; thence turn an azimuth of 135 deg. 39 min. southeasterly 596.15 feet to the northerly right-of-way of South Shades Crest Road; thence turn an azimuth of 44 deg. 16 min. Northeasterly along the said South Shades Crest Road right-of-way 160.00 feet; thence turn an azimuth of 135 deg. 39 min. Northwesterly 753.55 feet to the point of beginning.

03 731

BOOK 407 PAGE 17

THIS INSTRUMENT WAS PREPARED BY
IRON & STEEL CREDIT UNION
1200 4th AVENUE NORTH
P. O. BOX 11349
BIRMINGHAM, ALABAMA 35202

Warranted free from all encumbrances and against any adverse claims.

Upon condition, however, That if they pay said note to the said Iron and Steel Credit Union, or their assigns with interest this deed to be void; but if they fail to pay said indebtedness in whole or in part at maturity, then the entire indebtedness hereby secured shall become due and payable and the said Iron and Steel Credit Union, their agents or assigns are authorized to take possession of said property, after giving ten days notice by writing to the last known address of the Mortgagors and said Mortgagees shall then be authorized and empowered to sell the same at auction to the highest bidder, for cash, in front of the court house door in said county, and the proceeds devote to the paying first the expense of advertising and selling, and the payment of a reasonable attorney's fee for foreclosing this mortgage, and second, the amount with interest that may be due on said note and the surplus, if any, to be turned over to the undersigned. And the mortgagees or their assigns are authorized to bid for said property and become the purchaser at said sale.

It is agreed between the parties hereto that this mortgage may not be assumed by any third party and the entire indebtedness due hereunder shall become due and payable at once without further notice or demand in the event the mortgagors herein shall at any time convey their interest, or any part thereof, to a third party.

Witness our hand and seal this 21 day of October, 1980.

Subscribing witness:

Bobby C. Frazier
Bobby C. Frazier

Gloria A. Frazier
Gloria A. Frazier

Iron & Steel Credit Union

See release Misc. Bk. 69 pg. 699 (5/14/81)

THE STATE OF ALABAMA
Jefferson County

I, the undersigned

19801022000120470 2/2 $.00
Shelby Cnty Judge of Probate, AL
10/22/1980 12:00:00AM FILED/CERT

Notary Public in and for said County, in said State, hereby certify that Bobby C. Frazier and wife, Gloria A. Frazier

whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of this conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 21 day of October A. D. 19 80

Robert William Smith

BOOK 407 PAGE 18

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

1980 OCT 22 AM 8:51

Rec. 3.00
Ind. 1.00
4.00

NO TAX COLLECTED

IRON & STEEL CREDIT UNION
1200 4th AVENUE NORTH
P. O. BOX 1019
BIRMINGHAM, ALABAMA 35202

MORTGAGE

THE STATE OF ALABAMA

County

Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the _____ day of _____, 19____, and was recorded in Vol. _____ Records of Deeds, Pages _____ on the _____ days of _____, 19____.

Judge of Probate.

Recording Fee, $ _____.

State Tax $ _____.