This instrument was prepared by

(Name) The First Bank of Alabaster, Virginia Johnson

(Address) P. O. Box 246, Alabaster, Alabama 35007

Form 1-1-22 Rev. 1-66

19801201000135650 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/01/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Claude E. Kirkland and wife Adle R. Kirkland

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

The First Bank of Alabaster, Alabaster, Alabama

(hereinafter called "Mortgagee", whether one or more), in the sum of ------Five Thousand dollars and 00/100---------- Dollars ($5,000.00), evidenced by One promissory note of this date for a like amount plus all interest, recording fees, insurance and other charges, if any, and due in accordance with the terms and conditions of said note.

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof., and any future advances.

NOW THEREFORE, in consideration of the premises, said Mortgagors,

Claude E. Kirkland and wife Adle R. Kirkland

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:

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From the Southwest corner of the SE¼ of NE¼ of Section 35, Township 20 South; Range 3 West, run Easterly along the South boundary of the said SE¼ of NE¼ for a distance of 342.60 feet; thence turn an angle to the left of 70 degrees 33' 40" and run Northeasterly for 192 feet; thence turn an angle to the left of 2 degrees 05' and run Northeasterly for a distance of 25 feet to a point which is hereinafter referred to as Point "A"; thence turn an angle to the left of 101 degrees 30' and run in a Northwesterly direction for a distance of 340 feet, more or less, to a point in the center of Buck Creek, said point being the point of beginning of the property herein described; thence turn an angle of 180 degrees and run Southeasterly for a distance of 340 feet, more or less, to the point which was referred to above as Point "A"; thence turn an angle to the left of 78 degrees 30' and run Northeasterly for a distance of 149.81 feet; thence turn an angle to the right of 84 degrees 28' and run Southeasterly for a distance of 230.84 feet to a point on the West line of the right of way of the South Bound L & N Railroad; thence turn an angle to the left of 86 degrees 49' and run Northeasterly along said West right-of-way line for a distance of 256.01 feet; thence turn an angle to the left of 88 deg. 07' and run Northwesterly for a distance of 328 feet, more or less, to a point in the center of Buck Creek; thence run Southwesterly along the centerline of Buck Creek for a distance of 560 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama

FIRST BANK of ALABASTER
P. O. Box 246
Alabaster, Alabama 35007

Said property is warranted free from all incumbrances and against any adverse claims, except as stated

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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 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 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

Claude E. Kirkland and wife Adle R. Kirkland

have hereunto set their signatures and seal, this 24th. day of November, 19 80

Claude E. Kirkland ..... (SEAL)

Adle R. Kirkland ..... (SEAL)

..... (SEAL)

..... (SEAL)

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THE STATE of Alabama
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claude E. Kirkland and wife Adle R. Kirkland whose name s are signed to the foregoing conveyance, and who make known to me acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th. day of November, 19 80

Henry L. Lemon Notary Public.

My Commission Expires July 17, 1984

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

Return to:

TO

MORTGAGE DEED

THIS FORM FROM

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED
1980 DEC -1 AM 8:22
Mtg. tax 750
Rec. 300
100
1150
JUDGE OF PROBATE