

The State of Alabama,

Know All Men By These Presents:

Shelby County.



19801205000138050 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/05/1980 00:00:00 FILED/CERTIFIED

That for and in consideration of our indebtedness to Dumont Roofing and Siding Co., Inc. in the sum of Three Thousand Nine Hundred Fifty Three and 16/100 (\$3,953.16)-----Dollars evidenced by a promissory note dated Sep. 18, 1980 and payable in thirty six (36) consecutive monthly installments of \$109.81 each. The first installment to be due and payable on the 17th day of Dec 1980 and the remaining installments to be due and payable on the same date of each succeeding month thereafter until the full amount has been paid.

and for the purpose of securing the same we the said James T. Hall and his daughter, Sandra Hall do hereby grant, bargain, sell and convey to said Dumont Roofing and Siding Co., Inc the following property situated in Shelby County, Alabama, to-wit: A piece of property lying in Shelby County, Alabama and being a part of the NE 1/4 of NW 1/4 of Section 1, Township 21, Range 3 West, and further described as follows: Begin at the SW corner of John and Ola Mae Fletcher property; thence run North 30 degrees East and along said property line for 105 feet; thence turn an angle 90 degrees left for 210 feet; thence turn and angle 90 degrees left for 105 feet; thence turn an angle 90 degrees left for 210 feet to the point of beginning, with a 20 feet easement on South side of property for road, this being same property deeded to Joe Fletcher from Cleve Tolbert. Recorded Book 315 Page 266 Probate Office Shelby County, Alabama.

This instrument prepared by: Peter R Bencko, 2101 Montevallo rd, S.W., Bham, AL 35211.

It is further understood and agreed that the owner will keep the property covered with hazard insurance for at least its insurable value

Warranted free from all encumbrances and against any adverse claims.

Upon condition, however, That if we pay said note to the said Dumont Roofing and Siding Co., Inc. to its heirs, agents or assigns with interest this deed to be void; but if we fail to pay said note

in whole or in part at maturity, then the entire indebtedness hereby secured shall become due and payable and

the said Dumont Roofing and Siding Co., Inc its heirs, agents or assigns are authorized to take possession of said property, after giving 21 days notice by advertising in some newspaper published in Shelby County, Alabama

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 mortgagee or agents or assigns are authorized to bid for said property and become the purchaser at said sale.

Witness our hand and seal this 18th day of Sep 19 80

Subscribing witness:

John D. ...

X James T. Hall
X Sandra Hall

BOOK 408 PAGE 204

See return prior to 55 pg 453 (36-84)

THE STATE OF ALABAMA, }
Shelby County } I, Peter R Bencko

a Notary Public in and for said County, in said State, hereby
certify that James T Hall and his daughter Sandra Hall
whose names are signed to the foregoing conveyance, and who are known to me,
acknowledged before me on this day, that, being informed of the contents of this conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 18th day of Sep A. D. 1980

Notary Public, Alabama State at Large
My Commission Expires February 12, 1993

ASSIGNMENT OF MORTGAGE

For value received, Dumont Roofing and Siding Co., Inc, acting by and through its
President, does hereby sell, transfer, set over and assign unto Birmingham Trust National Bank
(Title)
whose address is 2401 6th Avenue South, city of Birmingham
county of Jefferson, all of its right, title and interest in and to the
aforegoing mortgage of real estate, together with the promissory note therein described, and the land covered thereby.

WITNESS, my hand and seal this 11th day of Nov, 1980

Attest:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 DEC 15 AM 8:53
Secretary or Assistant Secretary

Dumont Roofing and Siding Co., Inc
(Name of Dealer)
By
Title: President

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF ALABAMA, County of _____ ss.
On _____, 19____
before me, the undersigned authority, personally appeared the above named

and acknowledged the foregoing instrument to be (his) (her) (their) free and
voluntary act and deed.
WITNESS, my hand and official seal the day and year last above written.

(SEAL)
Notary Public
My commission expires

CORPORATE ACKNOWLEDGEMENT

STATE OF ALABAMA, County of Jefferson ss.
On Nov 11, 1980, before me, the under-
signed authority, personally appeared A B Parker, Jr
to me known to be the President
(Title)

of Dumont Roofing and Siding Co., Inc
a corporation, and acknowledged that the seal affixed to the foregoing instrument
is the corporate seal of said corporation and that said instrument was signed and
sealed on behalf of said corporation by authority of its Board of Directors; and he
acknowledged said instrument to be its voluntary act and deed.

WITNESS, my hand and official seal the day and year last above written.

(SEAL)
Notary Public
My commission expires
Notary Public, Alabama State at Large
My Commission Expires February 12, 1993

MORTGAGE

THE STATE OF ALABAMA

County

I, _____
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 \$ _____