

MORTGAGE DEED

THE STATE OF ALABAMA,
Shelby County.

This Deed of Mortgage, made and entered into on this, the 12th day of January, 19 81
between Ernest L. Lansford and wife, Jennifer L. Lansford

the party of the first part, and First National Bank of Columbiana, Columbiana, Ala., party of the second part.

WITNESSETH, that the party of the first part being indebted to the party of the second part in the sum of \$47,139.30
Forty-seven thousand one hundred thirty-nine and 30/100-----DOLLARS,

due by One promissory note(s) of this date together with interest as set out in said
note from date at the rate of 19.50% per annum and due the 11th day of July,
1981

and being desirous of securing the payment of the same, and in consideration thereof, ha ve granted, bargained, sold and
conveyed and by these presents do grant, bargain, sell and convey to the said party of the second part the property
hereinafter described -- that is to say, situated in the County of Shelby, in the State of Alabama, and
more particularly known as

Lot 39, according to the map and survey of Riverchase West, as recorded in
Map Book 6, Page 78, and Map Book 6, Page 100, in the Probate Office of
Shelby County, Alabama. Mineral and mining rights excepted. Situated in
Shelby County, Alabama.

BOOK 409 PAGE 316

BOOK 403 PAGE 311

TO HAVE AND TO HOLD to the said party of the second part, its successors and assigns, forever. But this Deed is intended to operate as a Mortgage and is subject to the following condition -- that is to say, if the party of the first part shall pay and satisfy the debt above described and any other indebtedness to the owner or holder hereof as described on page 1 of this mortgage at the time or before the same falls due, then this conveyance shall be null and of no effect; but on default of the payment of any installment of the indebtedness or the interest thereon secured hereby, all of the indebtedness shall become due and payable, then the said party of the second part, its successors, or assigns, may take the above-described property into possession, and having or not having the same in possession, may sell the same to the highest bidder, at public auction at Columbiana, Alabama, for cash, having advertised such sale in some newspaper published in said County by three weekly insertions, or by posting at three public places in said County for not less than twenty days at the option of the mortgagee, and execute titles to the purchaser at said sale, and shall apply the proceeds to the payment of the expenses incident to said sale, including all costs of collection, taking possession of and caring for said property, and all attorney's fees, and the payment in full of the said demand hereby secured, and pay over the remainder, if any, to the said party of the first part. And it is further agreed that the mortgagee may buy the above described property at said sale, and the auctioneer crying the same may execute titles to the purchaser. It is further agreed that the party of the first part shall insure the buildings on said property in some good and responsible fire insurance company for a sum equal to the indebtedness hereby secured, with loss, if any, payable to the party of the second part as their interest may appear. And said party of the first part agrees to regularly assess said property, and pay all taxes on the same which may become due on said property during the pendency of this mortgage.

It is further agreed that if the said party of the first part shall fail to assess said property and pay taxes on same, or to insure said buildings, then the said party of the second part may pay the same and take out said insurance, and this conveyance shall stand at security for the same.

We further certify that the above property has no prior lien or encumbrance thereon. 19810120000006970 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
01/20/1981 00:00:00 FILED/CERTIFIED

Witness OUR hand S and Seal S, the day and year above w.

Signed, Sealed, and Delivered in the Presence of
I hereby acknowledge receipt of a copy
of this instrument.

CAUTION-READ THOROUGHLY BEFORE YOU
SIGN THIS DOCUMENT.

[Signature]
Jennifer L. Lansford

[Signature] (L. S.)
Jennifer L. Lansford (L. S.)
[Signature] (L. S.)

STATE OF ALA. SHELBY CO. MTG TAX 70.80
I CERTIFY THIS Dec 3.00
INSTRUMENT WAS FILED Ind 1.00
1981 JAN 20 AM 8:45 74.80

THE STATE OF ALABAMA
Shelby County.

I, A Notary Public in and for said County

hereby certify that Ernest L. Lansford and wife, Jennifer L. Lansford

s are
whose name 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, this 12th day of January, 19 81

Michael E. Hill

My Commission Expires
May 11, 1984

MORTGAGE

THE STATE OF ALABAMA
Shelby County
Judge of Probate
Recording
Certificate
No. _____
in Mortgage Record, Vol. _____
and duly recorded on the _____ day of _____, 19____
of _____
Judge of Probate
THE STATE OF ALABAMA,
Shelby County
Judge of Probate for said County, hereby certify that the following privilege tax has been paid on the within instrument as required by Acts 1962 and 1963 - viz: _____ cents _____ Judge of Probate