

See Release Note Book 52
BOOK 409 PAGE 470

REAL ESTATE MORTGAGE DEED

NAMES AND ADDRESSES OF ALL MORTGAGORS Jimmy W. Woods, and wife, Carol M. Woods 1424 Hwy George Drive Alabaster, AL 35007			MORTGAGEE ✓ ADDRESS: 1633-1 Montgomery Hwy., Suite P. O. Box 20129 Hoover, AL 35216		
17251	DATE 1-21-81	DATE FIRST PAYMENT 1-26-81	NUMBER OF PAYMENTS 72	DATE OF EACH MONTH 25th	DATE FIRST PAYMENT 2-26-81
AMOUNT OF FIRST PAYMENT \$ 282.00	AMOUNT OF OTHER PAYMENTS \$ 282.00	DATE FINAL PAYMENT 1-26-87	Final Payment Equal In Any Case To Unpaid Amount Financed and Finance Charge	TOTAL OF PAYMENTS 20304.00	AMOUNT FINANCED 12351.20

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$12,400

The words "I," "me" and "my" refer to all borrowers indebted on the note secured by this Mortgage Deed.
The words "you" and "your" refer to lender.

To secure payment of a Note I signed today promising to pay you the above Amount Financed together with a Finance Charge thereon and to secure all of and future advances which you make to me, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and conveys to you, with power of sale, the real estate described below, and all present and future improvements on the real estate, which is located

in Alabama, County of Shelby; to-wit:

Lot 31, according to the survey of Kingwoof as recorded in Map Book 6, page 40, in the Probate Office of Shelby County, Alabama.



1981012600009180 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/26/1981 00:00:00 FILED/CERTIFIED

I agree to pay my Note according to its terms and if I do, then this mortgage deed will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate as they become due and maintain insurance on real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or any other charge purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you, will bear interest at the highest lawful rate be an additional lien on the real estate and may be enforced and collected in the same manner as the other obligations secured by this mortgage deed.

If I default in paying any part of any installment or if I default in any other way, all my obligations to you will become due, if you desire, without your notice to me. You may take possession of the real estate and you may sell it for cash in the manner you consider best to the highest bidder at public sale in front of Courthouse door in the county in which the real estate is located. First, however, you must give me 21 days' notice by publishing once a week for three consecutive weeks the time, place and terms of sale in any newspaper published in the county where the real estate is located. The proceeds of the sale, less a reasonable attorney's fee which you incur not to exceed 15% of the amount I owe you if the Amount Financed of the note in default exceeds \$300, will be credited to my paid balance. If any money is left over after you enforce this mortgage deed and deduct your attorney's fees, it will be paid to me, but if any money is still owed, I agree to pay you the balance. You, your agents or assigns may bid at the sale and purchase the real estate if you are the highest bidder.

Each of the undersigned waives all marital rights, homestead exemption any other exemptions relating to the above real estate.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations secured by this mortgage.

In Witness Whereof, (I, we) have hereunto set (my, our) hand(s) this 21st day of January, 1981.

STATE OF ALA. SHELBY CO. Notary 1860
I CERTIFY THIS 150
INSTRUMENT WAS FILED 100
21/10

Jimmy W. Woods
Carol M. Woods

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, T. Mark Norton, a Notary Public in and for said County in said State, hereby certify that Jimmy W. Woods and wife Carol M. Woods, whose name(s) (is-are) signed to the foregoing conveyance, and who (is-are) to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he-she-they) executed the same voluntarily on the same bears date.

Given under my hand and official seal this 21st day of JANUARY, 1981.

T. Mark Norton Notary

This instrument was prepared by R.A. Moseley, Jr. P. O. Box 20129, Hoover, AL 35216



82-2114 (9-79) ALABAMA - CLOSED - END

ORIGINAL