

NAME Dale Corley

ADDRESS 1933 Montgomery Highway

MORTGAGE - ALABAMA FHL CO., INC., Birmingham, Alabama

19810202000011380 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/02/1981 00:00:00 FILED/CERTIFIED

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents, that whereas the undersigned James L. Sanders and wife, Doris M. Sanders, justly indebted to William J. Acton

in the sum of Fifty-Two Thousand Nine Hundred and no/100-----Dollars

evidenced by one promissory note of even date herewith according to the terms and conditions of said note

and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due,

Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, James L. Sanders and wife, Doris M. Sanders do, or does, hereby grant, bargain, sell and convey unto the said William J. Acton (hereinafter called Mortgagee) the following described real property situated in Shelby County, Alabama, to-wit:

Lot 44 according to Shelby County Sector of Second Sector
Altadena Bend as recorded in Map Book 5, page 131, in the
Probate Office of Shelby County, Alabama.

This is a purchase money mortgage.

Said property is warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said premises, and should default be made in the payment of same, said Mortgagee has the option of paying off the same; and to further secure said indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee, 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, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date of payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee for any amounts Mortgagee may have expended for taxes, assessments and insurance, and the 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 should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee 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, or if any statement of lien is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the lien on which such statement is based, 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 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, in some newspaper published in said County and State, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said 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 be necessary then to expended in paying insurance, taxes, or other incumbrances, with interest there-

First Ala. Bank
P.O. Box 10247

See Transfer Misc. Book 39 Page 471 (2-12-81)
See Release Misc. Book 51 Page 368-8-83
BOOK 409 PAGE 556

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agents and assigns of said Mortgagee, if a corporation.

on this the 30th day of January 1981

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

1961 FEB -2 AM 8:39

Thomas A. Swales, Jr.
JUDGE OF PROBATE

Int.	79.35
Rent.	3.00
Food	1.00

James L. Anders (Seal)

James L. Sanders

David M. Sanders (Seal)

Doris M. Sanders

_____ (Seal)

_____ (Seal)

83.36

County

I, the undersigned,

_____, a Notary Public in and for said County in said State.

hereby certify that James L. Sanders and wife, Doris M. Sanders

whose name ~~are~~ signed to the foregoing conveyance, and who ~~are~~ known to me, acknowledged before me on this day, that being in-

formed of the contents of the conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 30th day of January

Corporate Acknowledgement

I,
said State, hereby certify that
whose name as President of

a Notary Public in and for said County, in

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 the 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

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NOTICAGE

This Form Furnished By
ALABAMA TITLE CO., INC.
615 North 21st Street
Birmingham, Alabama