THIS INSTRUMENT PREPARED BY:

NAME: Diann Hooper

ADDRESS: 1829 4th Ave, North Bessemer Al. 35020

MORTGAGE—

1525
CM 124172

1981040900039010 Pg 1/3 .00
Shelby Cnty Judge of Probate,AL
04/09/1981 00:00:00 FILED/CERTIFIED

State of Alabama

Shelby COUNTY

Know All Men By These Presents, that whereas the undersigned Roberta W. Johnson (a single woman

justly indebted to Financeamerica Corp.

in the sum of Nine Thousand Three Hundred Fifty Four Dollars and 38/100 (9354.38)

evidenced by a promissory note of even date excuted herewith.

and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due, May 10, 1981, and each month thereafter until balance is paid in full

Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, Roberta W. Johnson (a single woman)

do, or does, hereby grant, bargain, sell and convey unto the said Financeamerica Corp.

(hereinafter called Mortgagee) the following described real property situated in

Shelby County, Alabama, to-wit:

For Legal Description see attached sheet

See release Misc. Bk. 54 pg. 233 (12/19/83)

BOOK 411 PAGE 351

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 indebtedness, and reimburses said Mortgagee for any amounts Mortgagee may have expended for taxes, assessments and insurance, and the interest thereon, then this covevance 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 attorney's fees not to exceed fifteen percent (15%), Second, to the payment of any amounts that may have been expended, or that it may be necessary then to expend in paying insurance, taxes, or other incumbrances, with interest thereon; Third, to the payment of said indebtedness

795
Form

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 remainder, if any, to be turned over to the said Mortgagor and the undersigned, further agree that said Mortgagee may bid at said sale and purchase said property, if the highest bidder therefor, as though a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and empowered to execute a deed to the purchaser thereof in the name of the Mortgagor by such auctioneer as agent, or attorney in fact; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be part of the debt hereto secured.

It is expressly understood that the word "Mortgagee" whenever used in this mortgage refers to the person, or to the persons, or to the corporation named as grantee or grantees in the granting clause herein.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals

on this the...3.......day of.............April................, 19.......81

WITNESSES:

D. Hooper

H. Bell

Roberta W. Johnson ....(Seal)
Roberta W. Johnson
(a single woman) ....(Seal)

.........(Seal)

.........(Seal)

STATE OF Alabama

Shelby County

General Acknowledgement

I, the undersigned, John H. Outlaw Jr. ...., a Notary Public in and for said County in said State, hereby certify that ....Roberta W. Johnson (a single woman)..........

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this..........3...day of.............April.............., 19...81

John H. Outlaw Jr. Dec 22 1984 Notary public.

BOOK 411 PAGE 352

STATE OF

COUNTY OF

Corporate Acknowledgement

I,...a Notary Public in and for said County, in said State, hereby certify that...
whose name as................President 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 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.

Return to

D. Hooper

Roberta W. Johnson
P. O. Box 74
Helena Al.

TO

Financeamerica Corp.
1329 4th Ave. North
Bessemer Al. 35020

MORTGAGE

STATE OF ALABAMA,

County.

Office of the Judge of Probate

Judge of Probate

DESCRIPTION:

Commence at the Southeast corner of Lot No. 8 in Block No. 6, in Helena, Alabama and run west along the North side of First Avenue 178 feet to a point of beginning; thence continue west along the North side of First Avenue 167 feet to the East side of Branch Alley; thence run Northerly along the East side of Branch Alley 86 feet; thence run Easterly 212 feet to a point (as a Northeast corner of this conveyed lot) thence South 66 feet to the point of beginning.

BOOK 411 PAGE 353

1981 APR -9 AM 9 12

JUDGE OF PROBATE

Mtg. 14.10
Rec. 4.50
Ind. 1.00
19.60