P. O. BOX 43363

BIRMINGHAM, ALABAMA 35243

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Shelby Cnty Judge of Probate, AL
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THE STATE OF ALABAMA,
Shelby County.

This Deed of Mortgage, made and entered into on this, the 21st day of April 39 81
between Triangle Mechanical Contractors, Inc.
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 \$37,114.20 Thirty-seven thousand one hundred fourteen and 20/100 DOLLARS,
due by One promissory note(s) of this date 60 monthly installments of \$613.57 each, first installment due the 21st day of May, 1981 and one installment thereafter until said indebtedness is paid in full
and being desirous of securing the payment of the same, and in consideration thereof, ha <u>ve</u> 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
Part of Lot 8-A, according to Spain Estate, as shown by recorded survey in Map Book
5 Page 32 in the office of the Judge of Probate of Shelby County, Alabama, and
being more particularly described as follows: Beginning at the Northwest cormer of
said Lot 8-A, Spain Estate, and run in an easterly direction along the North line
of said Lot 8-A for a distance of 99.28 feet; thence turn an angle to the right of 89
deg. 31 min. 55 sec. and run in a southerly direction for a distance of 73.24 feet;
thence turn an angle to the right of 88 deg. 28 min. 05 sec. and run in a Westerly
direction for a distance of 98.31 feet, more or less, to a point on the easterly
right-of-way line of Shelby County Highway No. 12; thence turn an angle to the right
of 90 deg. 47 min. and run in a northerly direction along said easterly right-of-way
line of Shelby County Highway No. 12 for a distance of 76.69 feet to the point of
beginning, being situated in Shelby County, Alabama.
CAHABA VAILLEY BRANCH First Meational Bank of Columbiana

'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 molder 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.

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