

THE STATE OF ALABAMA,
Shelby County.

The deed of Mortgage made and entered into on this, the 22nd day of May, 1981
between William Gay Salster and wife, Debra Salster

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 \$13,775.60
Thirteen-thousand seven-hundred seventy-six and 60/100-----DOLLARS.

due by one promissory note(s) of this date 60 equal monthly installments in the amount
of \$229.61 each; the first installment due July 10, 1981 and one installment due the
10th day of each successive month thereafter until said indebtedness is paid in full

and being desirous of securing the payment of the same, and in consideration thereof, have granted, bargained, sold and
conveyed and by these presents do they 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

Commence at a point 110 yards West of the SE corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section

35, Township 21, Range 1 West for the point of beginning, and run North parallel
with the East line of said forty acres 210 feet; thence West and parallel with the
South line of said forty acres 120 feet; thence South and parallel with the East
line of said forty acres 210 feet to the South line thereof; thence East along the
South line of said forty acres 120 feet to the point of beginning, situated in the
SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 21, Range 1 West.

Situated in Shelby County, Alabama.

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First National Bank of Columbiana
P. O. Box 977, Columbiana, AL. 35051

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.

19810602000061100 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
06/02/1981 00:00:00 FILED/CERTIFIED

Witness OUR hand S and Seal S, the day and year above written

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

CAUTION--IT IS IMPORTANT THAT YOU THOROUGHLY READ THIS
CONTRACT BEFORE YOU SIGN IT.

William Gay Salster
Sign Debra Salster

William Gay Salster (L. S.)
Debra Salster (L. S.)

(L. S.)

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1981 JUN -2 AM 10:53
Mtg by 2070
Re 300
Ind 100
2470
J. R. Stewart
JUDGE OF PROBATE

THE STATE OF ALABAMA
Shelby County.

I, the undersigned, a Notary Public in and for said County
hereby certify that William Gay Salster and wife, Debra Salster

whose name s/are 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 22nd day of May, 1981

Debra R. Stewart

My Commission Expires June 1, 1985

THE STATE OF ALABAMA, Shelby County		MORTGAGE	
I, <u>Judge of Probate for said County, hereby certifies</u> that the within Mortgage was filed in my office for record at <u>Shelby County, Alabama</u> on the <u>22nd</u> day of <u>May</u> , 19 <u>81</u> and duly recorded on the <u>22nd</u> day of <u>May</u> , 19 <u>81</u> in Mortgage Record, Vol. <u>2070</u> No. <u>300</u> , on page <u>100</u>		TO	
Judge of Probate			
Recording			
Certificate			
THE STATE OF ALABAMA, Shelby County			
I, <u>Judge of Probate for said County, hereby certifies</u> that the following privilege tax has been paid on the within instrument as required by Acts 1902 and 1908 viz:			
\$ <u> </u> cents			
Judge of Probate			