

THE STATE OF ALABAMA.

Shelby County.



19810602000061180 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
06/02/1981 00:00:00 FILED/CERTIFIED

This Deed of Mortgage, made and entered into on this, the 29th day of June, 1981, between John L. Rush, Jr. and wife, Derenda Garst Rush

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 \$14,448.68 Fourteen-thousand four-hundred forty-eight and 68/100-----DOLLARS, together with interest from date as set out in said note due by one promissory note(s) of this date 120 equal monthly payments in the amount of \$249.64 each; the first payment due July 5, 1981, and one payment due the 5th 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, ha ve 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

Tract 1:

Begin at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 21, Township 21 South,

Range 1 East; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210.00 feet; thence turn an angle of 89 degrees 22 minutes to the right and run a distance of 420.00 feet; thence turn an angle of 90 degrees 38 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 89 degrees 22 minutes to the right and run a distance of 420.00 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama.

Tract 2:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 21, Township 21 South,

Range 1 East; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210.00 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet; thence turn an angle of 89 degrees 22 minutes to the right and run a distance of 420.00 feet; thence turn an angle of 90 degrees 38 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 89 degrees 22 minutes to the right and run a distance of 420.00 feet to the point of beginning.

Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama.

Tract 3:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 21

South, Range 1 East; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a

distance of 420.00 feet to the point of beginning; thence continue in the same direction

a distance of 210.00 feet; thence turn an angle of 89 degrees 22 minutes to the right

and run a distance of 420.00 feet; thence turn an angle of 90 degrees 38 minutes to

the right and run a distance of 210.00 feet; thence turn an angle of 89 degrees 22

minutes to the right and run a distance of 420.00 feet to the point of beginning.

Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 21, Township 21 South, Range 1 East. Shelby

County, Alabama.

Tract 4:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 21, Township 21 South

Range 1 East, thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of

630.00 feet to the point of beginning; thence continue in the same direction a distance

of 210.00 feet; thence turn an angle of 89 degrees 22 minutes to the right and run a

distance of 420.00 feet; thence turn an angle of 90 degrees 38 minutes to the right

and run a distance of 210.00 feet; thence turn an angle of 89 degrees 22 minutes to

the right and run a distance of 420.00 feet to the point of beginning. Situated in the

NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 21th, Range 1 East, Shelby Co Alabama.

All of said tracts being situated in Shelby County, Alabama.

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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 instalment 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 as security for the same.

We further certify that the above property has no prior lien or encumbrance thereon.

19810602000061180 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
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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.

JOHN L. RUSH JR.
Derenda Garst Rush

JOHN L. RUSH JR. (L.S.)
Derenda Garst Rush

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1981 JUN -2 AM 10:54
Mtg. tax 2175
Rec. 300
Ind. 100
2575
JUDGE OF PROBATE

THE STATE OF ALABAMA
Shelby County.

I, the undersigned, a Notary Public in and for said County
hereby certify that John L. Rush, Jr. and wife Derenda Garst Rush

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 29th day of May, 1981

Delma R. Stewart

My Commission Expires January 30, 1985

NOTARY PUBLIC
STATE OF ALABAMA
MORTGAGE

THE STATE OF ALABAMA
Shelby County
Judge of Probate
Recording
Certificate
THE STATE OF ALABAMA
Shelby County
Judge of Probate
Judge of Probate for said County, hereby certifies that the following privilege tax has been paid on the within instrument as required by Acts 1902 and 1906
\$ _____ cents
Judge of Probate