

The State of Alabama,

488

Know All Men By These Presents:

SHELBY County.

19810817000088990 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/17/1981 00:00:00 FILED/CERTIFIED

That for and in consideration of our indebtedness to Dumont Roofing and Siding Co., Inc. in the sum of Five Thousand Seven Hundred Seventy and 80/100 (\$5,770.80)----- Dollars evidenced by a promissory note dated July 16, 1981 and payable in sixty (60) consecutive monthly installments of \$96.18 each. The first installment to be due and payable on the 17th day of September 1981 and the remaining installments to be due and payable on the same date of each succeeding month thereafter until the full amount has been paid.

and for the purpose of securing the same we the said

Mary Ann Kelly and Annie Lee Kelly

do hereby grant, bargain, sell and convey to said Dumont Roofing and Siding Co., Inc.

the following property situated in Shelby County, Alabama,

to-wit: Begin at the Northeast corner of the A.C. Galloway land and run North along the

Northside of the Dogwood road 445 feet to point of beginning, thence continue North along

the West side of said road 100 feet, thence west 162 feet, thence South 100 feet thence

East 162 feet, to point of beginning. Said lot located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 18,

Township 22, Range 3 West situated in Shelby County, Alabama. Recorded Book 324, Page 23.

This instrument prepared by: Peter R. Bencko, 2101 Montevallo Road, S.W., Bham, AL 35211

It is further understood and agreed that the owner will keep the property covered with hazard insurance for at least its insurable value.

Warranted free from all encumbrances and against any adverse claims.

Upon condition, however, That if we pay said note to the said Dumont Roofing and Siding Co., Inc. to its heirs, agents or assigns with interest this deed to be void; but if we fail to pay said note

in whole or in part at maturity, then the entire indebtedness hereby secured shall become due and payable and

the said Dumont Roofing and Siding Co., Inc. its heirs, agents or assigns are authorized to take possession of said property, after giving 21 days notice by advertising in some news paper published in Shelby County, Alabama.

to sell the same at auction to the highest bidder, for cash, in front of the court house door in said county, and the proceeds devote to the paying first the expense of advertising and selling, and the payment of a reasonable attorney's fee for foreclosing this mortgage, and second, the amount with interest that may be due on said note..... and the surplus, if any, to be turned over to the undersigned. And the mortgagee or its heirs assigns are authorized to bid for said property and become the purchaser at said sale.

Witness our hand and seal this 16th day of July 19 81

Subscribing witness:

CONSUMER LOAN DEPARTMENT
BIRMINGHAM TRUST NATIONAL BANK

POST OFFICE BOX 2233
BIRMINGHAM, ALABAMA 35201

Mary Ann Kelly
Annie Lee Kelly

THE STATE OF ALABAMA, }
SHELBY County } I, Peter R. Bencko

a notary public in and for said County, in said State, hereby
certify that Mary Ann Kelly and Annie Lee Kelly
whose names 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 and seal, this 16th day of July, A. D. 1981

Peter R. Bencko
Notary Public, Alabama State at Large
My Commission Expires February 12, 1983

ASSIGNMENT OF MORTGAGE

For value received, Dumont Roofing and Siding Co., Inc., acting by and through its
President, does hereby sell, transfer, set over and assign unto Birmingham Trust National Bank
(Title)

whose address is 2401 6th Avenue South, city of Birmingham

county of Jefferson, all of its right, title and interest in and to the

foregoing mortgage of real estate, together with the promissory note therein described, and the land covered thereby.

WITNESS, my hand and seal this 7th day of Aug., 1981
Attest:

Dumont Roofing and Siding Co., Inc.
(Name of Dealer)

By *[Signature]*
Title: President

Secretary or Assistant Secretary

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF ALABAMA, County of _____ ss.
On _____, 19____,
before me, the undersigned authority, personally appeared the above named

and acknowledged the foregoing instrument to be (his) (her) (their) free and
voluntary act and deed.

WITNESS, my hand and official seal the day and year last above written.

(SEAL)

STATE OF ALA. SHELBY CO.
JULY 15 1981
Notary Public
My commission expires: _____

1981 AUG 17 AM 9:07

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

CORPORATE ACKNOWLEDGEMENT

STATE OF ALABAMA, County of Jefferson ss.
On Aug. 7, 1981, before me, the under-
signed authority, personally appeared A.B. Parker, Jr.
to me known to be the President

Dumont Roofing and Siding Co., Inc.
of a corporation, and acknowledged that the seal affixed to the foregoing instrument
is the corporate seal of said corporation and that said instrument was signed and
sealed on behalf of said corporation by authority of its Board of Directors; and he
acknowledged said instrument to be its voluntary act and deed.

WITNESS, my hand and official seal the day and year last above written.

(SEAL)

Peter R. Bencko
Notary Public
My commission expires: _____
Notary Public, Alabama State at Large
My Commission Expires February 12, 1983

mtg. 8.70
Rd. 3.00
Ins. 1.00
12.70

TO		MORTGAGE		THE STATE OF ALABAMA		County _____	
I, _____		Judge of the Probate Court of said County, hereby		certify that the foregoing conveyance was filed for		registration in this office on the _____ day of _____, 19____, and was recorded	
in Vol. _____		Records of Deeds,		Pages _____		on the _____ days of _____, 19____	
Recording Fee, \$ _____		State Tax \$ _____		Judge of Probate.			