

THE STATE OF ALABAMA,  
Shelby County.

738

This Deed of Mortgage, made and entered into on this, the 17th day of August, 1981  
between Jean B. Arthur, a divorced woman

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 \$15,418.84  
Fifteen-thousand four-hundred eighteen and 84/100-----DOLLARS,  
together with interest from date as set out in said note  
due by one promissory note(s) of this date in the amount of \$15,418.84 together with  
interest from date as set out in said note and due August 17, 1982

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

That part of the West 300 feet of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 13, Township 20 South,  
Range 1 West, lying North of Paved County Road #49. (1.8 acres);

ALSO, a small triangular portion of land lying in NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 13,  
Township 20, Range 1 West, which lies South of the road that runs from lower  
bridge to the old houseplace and North and East of the County paved road #49  
(1/10 acres, more or less).

AND, the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12, Township 20 South, 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.

Witness her hand and Seal, the day and year above written.

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

Sign

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

Jean B. Arthur (L. S.)  
Jean B. Arthur (L. S.)

S.)

19810825000091650 Pg 2/2 .00  
Shelby Cnty Judge of Probate, AL  
08/25/1981 00:00:00 FILED/CERTIFIED

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1981 AUG 25 AM 10:04

Thomas G. Lawrence, Jr.  
JUDGE OF PROBATE

Mtg TAX 23.25  
Rec 3.00  
Ind 1.00  
27.25

THE STATE OF ALABAMA  
Shelby County.

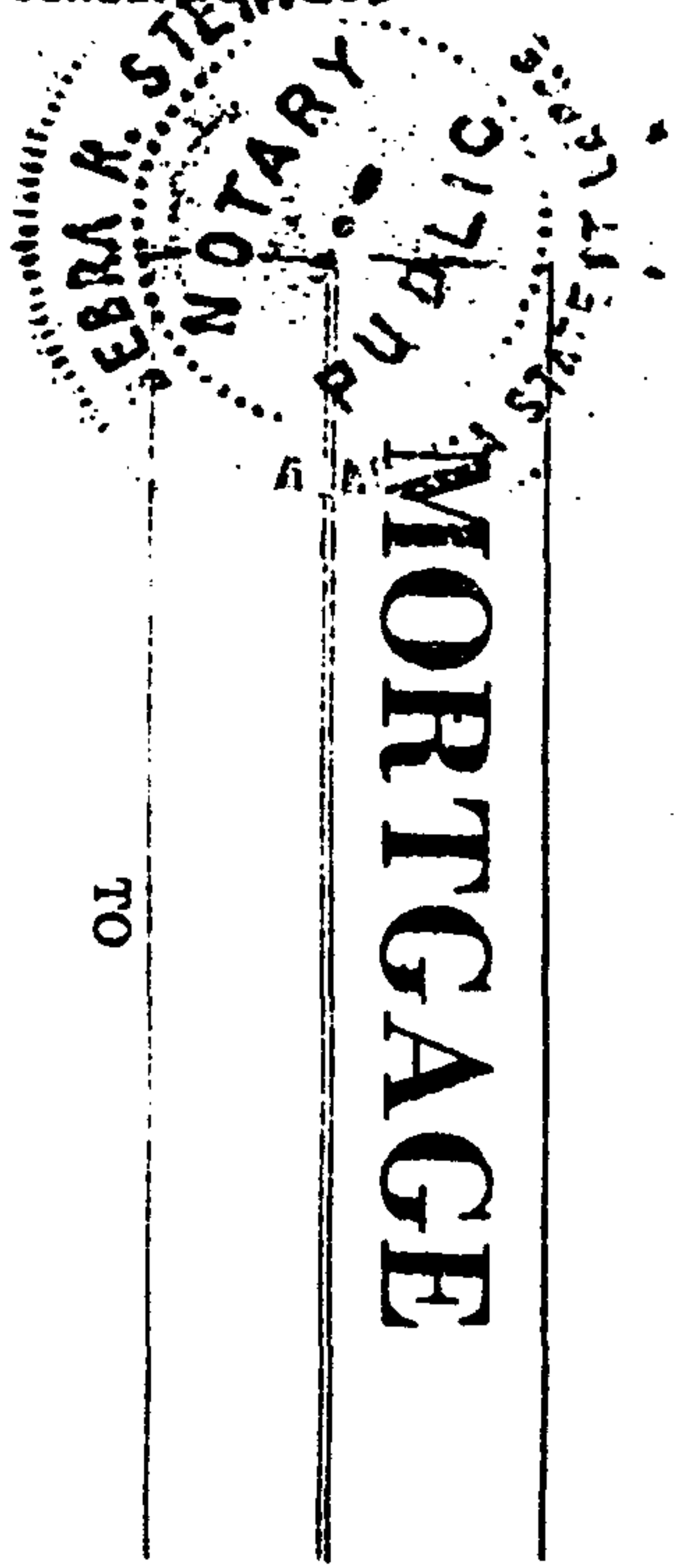
I, the undersigned, a Notary Public in and for said County  
hereby certify that Jean B. Arthur, a divorced woman

whose name 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 this conveyance, executed the same voluntarily on  
the day the same bears date.

Given under my hand, this 17th day of August, 19 81

Delia R. Stewart

My Commission Expires January 20, 1985



THE STATE OF ALABAMA,  
Shelby County

I, Judge of Probate for said County, hereby certifies  
that the within Mortgage was filed in my office for  
record at o'clock M., on the day of, 19 day

and duly recorded on the day of, 19 day  
of day of, 19 day  
in Mortgage Record, Vol. day of, 19 day  
No. day of, on pages day of, 19 day

Judge of Probate

Recording

Certificate

THE STATE OF ALABAMA,

Shelby County

I, 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 1908  
— viz: day of, 19 day

\$ day of cents day of

Judge of Probate

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