

THE STATE OF ALABAMA,
Shelby County.

This Deed of Mortgage, made and entered into on this, the 16th day of September, 19 81
between Terry D. Templin and wife, Beverly R. Templin

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 \$30,000.00
Thirty-thousand and no/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 \$30,000.00 together with
interest from date as set out in said note

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

The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22, Township 21, Range 1 East. The W $\frac{1}{2}$ of the
NE $\frac{1}{4}$ of Section 22, Township 21, Range 1 East lying South and East of the Montgomery
Public Road,

LESS AND EXCEPT:

Begin at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 22, T-21-S, R-1-E, thence
run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 417.50 feet; thence
turn an angle of 89 deg. 13 min. 06 sec. to the right and run a distance of 1435.22
feet to the southeast right-of-way line of Shelby County Hwy. No. 61; thence turn
an angle of 56 deg. 03 min. 35 sec. to the right and run along said R/W a distance
of 282. 84 feet, to the P.T. of a R/W curve; thence turn an angle of 1 deg. 01 min.
53 sec. to the left, to the cord of said R/W curve, and run along said cord, a dis-
tance of 214.16 feet to the East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, said sec. 22; thence
turn an angle of 124 deg. 43 min. 39 sec. to the right and run a distance of 1721.59
feet to the point of beginning. Situated in the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, sec. 22,
T-21-S, R-1-E, Shelby County, and containing 15.00 acres.

LESS AND EXCEPT:

Begin at the Northeast corner of the West One-half of the Northwest One-quarter of
the Southeast One-quarter of Section 22, Township 21 South, Range 1 East, thence
run South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Sec. a distance of 708.00 feet; thence
turn an angle of 75 deg. 16 min. 47 sec. to the right and run a distance of 298.89
feet; thence turn an angle of 81 deg. 06 min. 38 sec. to the right and run a distance
of 700.00 feet; thence turn an angle of 99 deg. 33 min. 22 sec. to the right and run
a distance of 587.00 feet to the point of beginning. Situated in the W $\frac{1}{2}$ of the
NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 22, T-21-S, R-1-E, Shelby County, Alabama, and containing
7.00 acres.

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 our hands S and Seal S, the day and year above written.

Signed, Sealed, and Delivered in the Presence of

Terry D. Templin
Beverly S. Templin

Terry D. Templin (L. S.)
Beverly S. Templin (L. S.)

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

1981 SEP 21 AM 10:35

Thomas A. Stewart, Jr.
JUDGE OF PROBATE

Mtg tax - 4500
Rec. - 300
Ad. 100
4900

BOOK 415 PAGE 583

THE STATE OF ALABAMA
Shelby County.

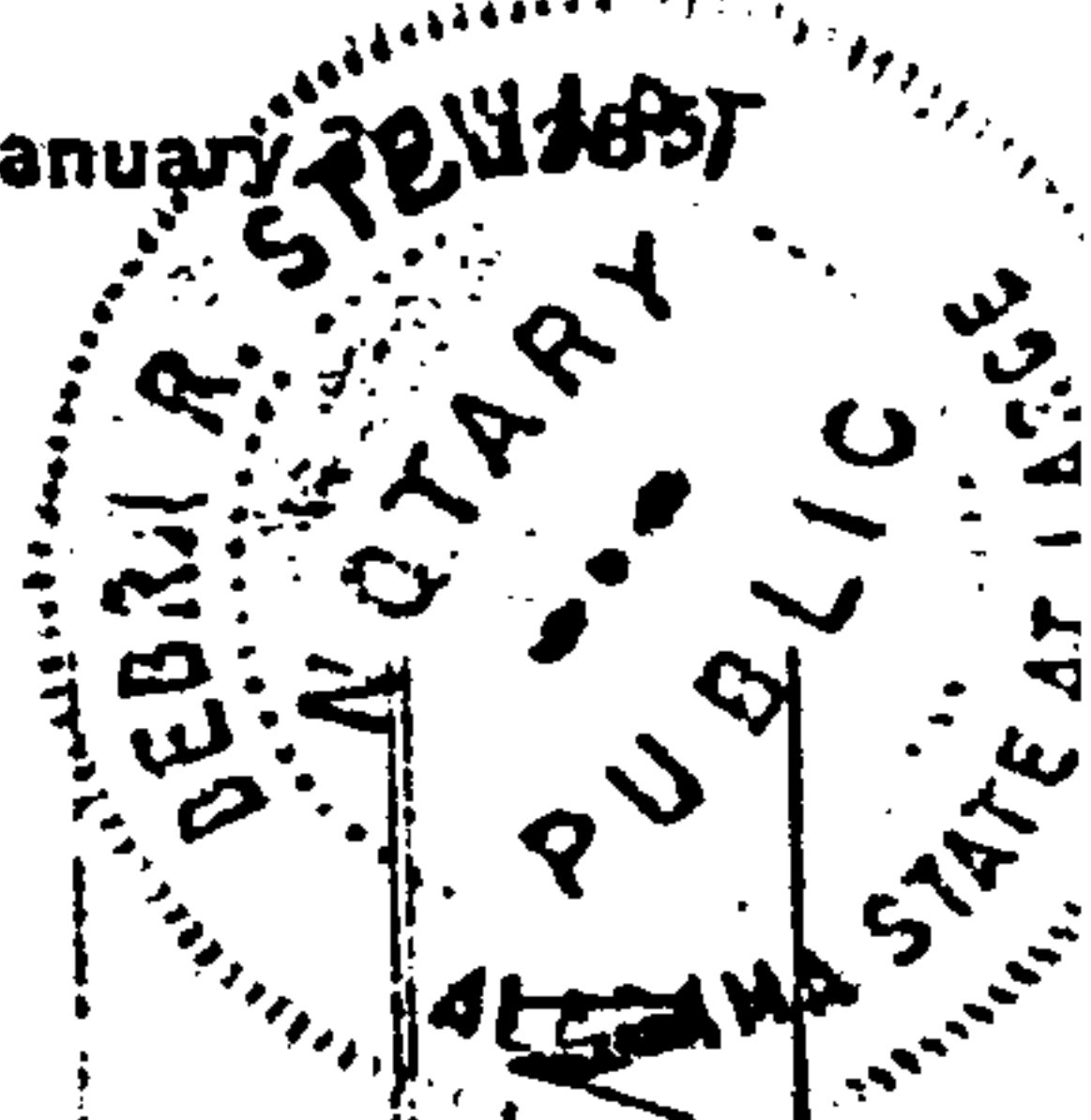
I, the undersigned, a Notary Public in and for said County
hereby certify that Terry D. Templin and wife, Beverly S. Templin

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, this 16th day of September, 1981

Debra R. Stewart

My Commission Expires January 22, 1985



MORTGAGE

TO

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

and duly recorded on the day of 19

in Mortgage Record, Vol. No., on pages of

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: \$ cents

Judge of Probate