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THE STATE OF ALABAMA,
Shelby County.

This Deed of Mortgage, made and entered into on this, the 29th day of December, 19 81
between Ritta Diane Venable

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 \$10,461.60
Ten-thousand four-hundred sixty-one and 60/100----- DOLLARS,

due by one promissory note(s) of this date 60 equal monthly installments in the amount
of \$174.36 each; the first installment due February 5, 1982, and one installment
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, has granted, bargained, sold and
conveyed and by these presents does 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 the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township

22 South, Range 1 East; thence run West along the South line of said

Section 3 a distance of 897.79 feet to a point 330.00 feet East of

the East right of way line of Shelby County Hwy. No. 145; thence turn

an angle of 105 deg. 08 min. 38 sec. to the right and run parallel

with said Hwy. No. 145 a distance of 948.86 feet to the point of

beginning; thence continue in the same direction and parallel with said

Hwy., a distance of 435.78 feet to a point on the North line of said

$\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle of 74 deg. 41 min. 41 sec. to the

right and run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance

of 215.00 feet to a point which is 276.01 feet West of the Northeast

corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle of 66 deg. 57 min.

29 sec. to the right and run a distance of 458.32 feet; thence turn

an angle of 113 deg. 12 min. 12 sec. to the right and run a distance

of 509.43 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the

SW $\frac{1}{4}$, Section 3, Township 22 South, Range 1 East, Shelby County, Alabama.

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

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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 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 my 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.

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

Sign Rita Diane Venable

Rita Diane Venable (L. S.)

1982 JAN -8 AM 9:44

Mtg TAX 15.75 (L. S.)

Doc 3.00 (L. S.)

Jud 1.00 (L. S.)

19.75

Thomas A. Lawrence
JUDGE OF PEACE

THE STATE OF ALABAMA
Shelby County.

I, the undersigned, a Notary Public in and for said County
hereby certify that Ritta Diane Venable

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, she executed the same voluntarily on
the day the same bears date.

Given under my hand, this 29th day of December, 19 81

Delia R. Stewart

My Commission Expires January 30, 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 day

and duly recorded on the day of, 19 day

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

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

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