

THE STATE OF ALABAMA,
Shelby County.

This Deed of Mortgage, made and entered into on this, the 8th day of January, 1982
between Benny J. Lansofrd and wife, Ramona Lansford

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 \$6,192.48
Six Thousand One Hundred Ninety-two and 48/100----- DOLLARS,
due by One promissory note(s) of this date due in 48 monthly installments of \$129.01
each; the first installment due the 15th day of February, 1982 and one installment
thereafter until said indebtedness is paid in full.

and being desirous of securing the payment of the same, and any other indebtedness to the owner or holder hereof, whether
heretofore or hereafter incurred, and whether or not of the same general kind of indebtedness as that secured by this mort-
gage, and whether the makers of this mortgage owe said other indebtedness as makers, endorsers or otherwise, in considera-
tion thereof, ha VE 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

Commence at the SE corner of the SW 1/4 of SW 1/4 of Section 14, Township 24,
North, Range 15 East; thence run West along the South line of said 1/4-1/4
Section a distance of 363.00 feet; thence turn an angle of 91 degrees 02 minutes
to the right and run a distance of 1318.97 feet; thence turn an angle of 88 degrees
58 minutes to the right and run a distance of 598.00 feet; thence turn an angle of 91
degrees 02 minutes to the right and run a distance of 527.35 feet, to the point of
beginning; thence continue in the same direction a distance of 210.0 feet to the
North R.O.W. line of Shelby County Hwy. No. 71; thence turn an angle of 109 degrees
11 minutes 57 seconds to the right and run along said R.O.W. line a distance of 210.0
feet; thence turn an angle of 70 degrees 48 minutes 03 seconds to the right and run
a distance of 210.0 feet; thence turn an angle of 109 degrees 11 minutes 57 seconds
to the right and run a distance of 210.0 feet to the point of beginning. Situated
in the SE 1/4 of SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby
County, Alabama.

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, including any other indebtedness as described on page 1 hereof, 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 hand S and Seal S, the day and year above written.

Signed, Sealed, and Delivered in the Presence of
I hereby acknowledge a receipt

a copy of this instrument.
Benny J. Lansford
Ramona Lansford

CAUTION: It is important that
you thoroughly read this instrument

Benny J. Lansford (L. S.)
Ramona Lansford (L. S.)
(L. S.)

BOOK 417 PAGE 840

1932 JAN 15 AM 10:33

Notary - 930
Re. 300
100

THE STATE OF ALABAMA
Shelby County.

I, the undersigned Notary Public in and for said County
hereby certify that Benny J. Lansford and wife, Ramona Lansford

S are
whose name 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 8th day of January, 19 32

Cynthia L. Evers

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. 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: Judge of Probate
\$ cents