

THE STATE OF ALABAMA,
Shelby County.

This Deed of Mortgage, made and entered into on this, the third day of February, 1982
between Kenneth Bunn and wife, Elaine Bunn

the party of the first part, and First National Bank of Columbiana, Columbiana, Ala., party of the second part,

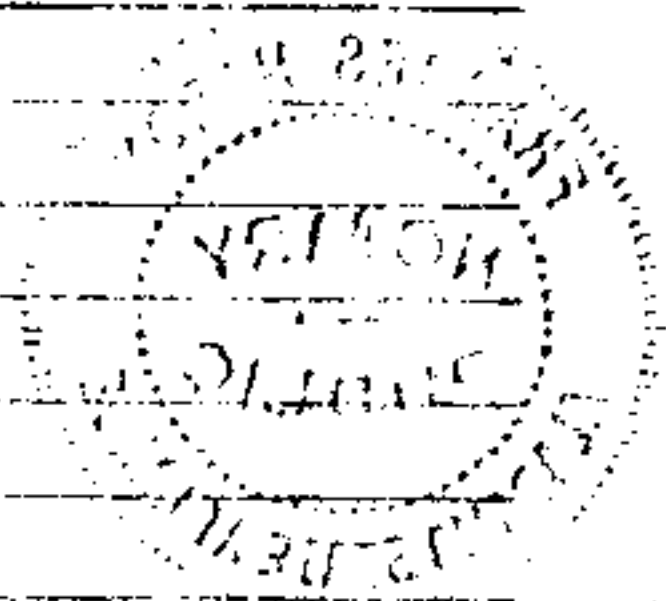
WITNESSETH, that the party of the first part being indebted to the party of the second part in the sum of twenty eight
thousand eight hundred thirty three and 00/100 - - - - - DOLLARS,

due by 028 promissory note(s) of this date eighty four equal installments of \$343.25
including interest as set out in said note with the first installment being due March 15, 1982 and
one of such remaining installments being due the fifteenth day of each consecutive month thereafter
until said indebtedness is paid in full
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 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

A lot in Section 14, Township 21 South, Range 2 West, described as follows:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 14, Township 21 South, Range 2 West; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 320.50 feet to the point of beginning; thence turn an angle of 78 degrees 54 minutes to the left and run a distance of 48.60 feet to a point on the North right-of-way line of Shelby County Highway No. 26; thence turn an angle of 90 degrees 00 minutes to the right and run along said road right-of-way a chord distance of 173.60 feet, to a point on the East line of the A. C. Massey property; thence turn an angle of 92 degrees 45 minutes 38 seconds to the right and run along the East line of said property a distance of 109.64 feet; thence turn an angle of 76 degrees 18 minutes 55 seconds to the right and run a distance of 171.42 feet; thence turn an angle of 100 degrees 55 minutes 27 seconds to the right and run a distance of 93.40 feet to the point of beginning. This is situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 14, Township 21 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama.

BOOK 418 PAGE 310



Wilsonville Branch
1st Natl. Bank & Cal.

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 as 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

Kenneth Bunn

by Elaine Bunn, his Attorney-in-fact

Elaine Bunn

Kenneth Bunn

by Elaine Bunn, his Attorney-in-fact

Elaine Bunn

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

1982 FEB 12 PM 1:12

JUDGE OF PROBATE

Mtg. 43.35
Red. 3.00
Insul. 1.00
47.35

THE STATE OF ALABAMA
Shelby County.

I, the undersigned, a Notary Public in and for said County
hereby certify that Kenneth Bunn and wife, Elaine Bunn

whose name S 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 same day as the date bears date.

Given under my hand, this 3rd day of February, 1982

My Commission Expires September 8, 1983

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 Judge of Probate

Recording

Certificate

THE STATE OF ALABAMA,
Shelby County

Judge of Probate

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

BOOK 418 PAGE 311