

MORTGAGE DEED

THE STATE OF ALABAMA,
Shelby County.

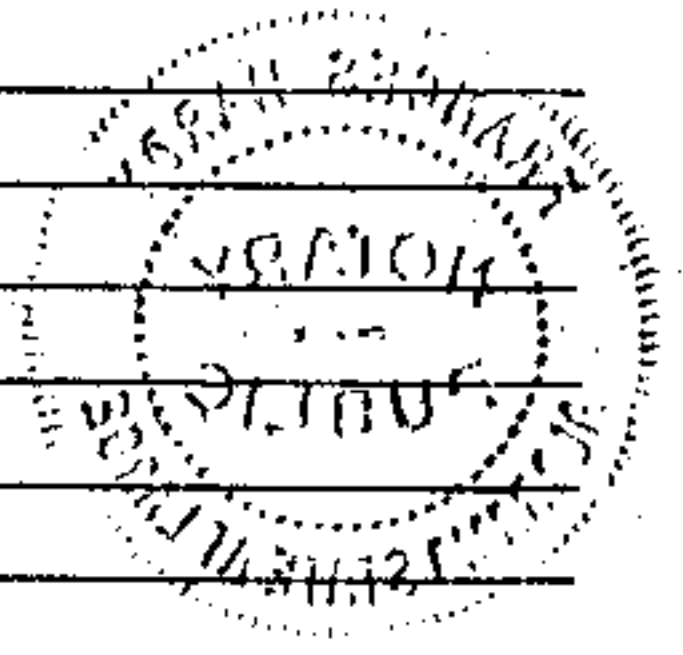
This Deed of Mortgage, made and entered into on this, the 24th day of March, 1982
between Elwood Johnson and wife, Edna A. Johnson

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 ten thousand
nineteen and 00/100 - - - - - DOLLARS,

due by one promissory note(s) of this date with interest thereon from date at the rate of
interest set out in said note eighty four monthly installments of \$209.47 each including
interest beginning May 11, 1982 and one such installment the 11th 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, have 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

One lot in the Town of Wilsonville, Alabama, containing $2\frac{1}{2}$ acres, more
or less, said lot being in a triangular shape and being situated in the
SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 20, Range 2
East, and being situated on the West side of the Old Montgomery Public
Road, now known as the Columbiana and Harpersville paved highway, and
being Alabama Highway No. 25; which said lot is more particularly
described as follows: Beginning at a rock pile marking the SW corner of
said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 31, and run thence North along the
West line of said forty acres, as marked by a fence a distance of 561
feet to a fence corner; run thence in an Easterly direction along a net
wire fence a distance of 276 feet, more or less, to the West margin
of said paved highway and to a point which is 552 feet Northeasterly
from the point of beginning; run thence in a Southwesterly direction
along the West right-of-way line of said Alabama Highway No. 25 a distance
of 552 feet, more or less, to the point of beginning.
Situated in Shelby County, Alabama.



WILSONVILLE BRANCH
FIRST NATIONAL BANK OF COLUMBIANA
P.O. DRAWER 10
WILSONVILLE, ALABAMA 35186

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 hand S and Seal S, 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.

Elwood Johnson
Edna A. Johnson

Elwood Johnson (L. S.)
Edna A. Johnson (L. S.)

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

1982 MAR 26 AM 9:40

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

mrg. 15.15
Recd 3.00
Ind. 1.00
19.15

THE STATE OF ALABAMA
Shelby County.

I, the undersigned, a Notary Public in and for said County
hereby certify that Elwood Johnson and wife, Edna A. Johnson

whose names are assigned 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 24th day of March, 19 82

James Hardy

My Commission Expires September 12, 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

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