

MORTGAGE DEED

THE STATE OF ALABAMA,
Shelby County.

This Deed of Mortgage, made and entered into on this, the 11th day of May, 1982
between Chelsea Youth Club, Inc.

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 \$32,582.40
Thirty-Two Thousand Five Hundred Eighty-Two and 40/100-----DOLLARS,
due by One promissory note(s) of this date due in 120 installment payments of \$271.52
each; the first installment due the 11th day of June, 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 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 SE corner of the NE 1/4 of SE 1/4 of Section 34, Township 19 South,
Range 1 West and proceed in an Easterly direction 300 feet, thence left
in a Northerly direction 30 feet to point of beginning. Proceed straight
in a Northerly direction 661 feet, thence left in an Easterly direction
a distance of 132 feet, thence right in a Northerly direction a distance
of 165 feet, thence left in a Southwesterly direction a distance of 688
feet, thence left a distance of 161.50 feet to center line of Shelby
County paved road, thence left in a Southeasterly direction a distance
of 347 feet, thence left in a Easterly direction a distance of 662 feet
to point of beginning.

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The above described property being otherwise described as follows:

Commence at the SE corner of the NE 1/4 of the SE 1/4 of said Section 34 and
proceed Easterly along the 1/4-1/4 Section line a distance of 300.0 feet to
a point; thence turn left and run Northwesterly along a line hereinafter
described a distance of 30 feet to the point of beginning; thence
continue in the same direction a distance of 661 feet to a point which is
due East of and 132 feet from the Eastern boundary of the NE 1/4 of SE 1/4 of
said Section 34; thence turn to the left and run Westerly parallel with
the Southern Boundary of the 1/4-1/4 Section line 132 feet to the Eastern
boundary of said NE 1/4 of SE 1/4 of said Section 34; thence turn to the right
and run Northerly along the Eastern boundary of said 1/4-1/4 Section a
distance of 165 feet to a point; thence turn to the left and run
Southwesterly a distance of 688 feet to a point (which said point is the
Northernmost corner of a 3.02 acre parcel of land show on survey of J. C.
Kelley, Jr., Registered Engineer and Land Surveyor No. 410); thence turn
to the left and run a distance of 161.50 feet (along the Northwestern
boundary of said 3.02 acre tract) to the centerline of Shelby County
paved road; thence turn left in a Southeasterly direction along the
centerline of said Road a distance of 347 feet to a point 30 feet North
of the Southern Boundary of the NE 1/4 of SE 1/4; thence turn to the left and
run Easterly parallel to the Southern boundary of said 1/4-1/4 Section and
parallel with Southern boundary of the NW 1/4 of the SW 1/4 of Section 35,
a distance of 662 feet to point of beginning, containing 10 acres, more
or less.

Situated in Shelby County, Alabama.

✓ First National Bank of Columbiana
Cahaba Valley - Inverness Branch
P.O. 363 Birmingham, Al. 35243

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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, 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
of a copy of this instrument

CAUTION: It is important that
you thoroughly read this instrument
carefully before you sign it. (L. S.)

CHELSEA YOUTH CLUB, INC (L. S.)

BY: Kenneth W. Ray vice President

STATE OF ALA. SHELBY CO. (L. S.)

BY: Ann J. Harris
Sec./Tres.

I CERTIFY THIS INSTRUMENT WAS FILED

1982 MAY 17 AM 10:19

Thomas A. Snowden, Jr.
JUDGE OF PROBATE
Mtg. 48.90
Rel. 3.00
Fees 1.00
52.90

THE STATE OF ALABAMA
Shelby County.

I, the undersigned Notary Public in and for said County hereby certify that Kenneth W. Ray, who is named as Vice-Pres. & Ann J. Harris, who is named as Sec. & Tres. for Chelsea Youth Club, Inc.

whose name s 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 11th day of May, 1982
Cynthia L. Estes

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

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