

THE STATE OF ALABAMA,
Shelby County.

This Deed of Mortgage, made and entered into on this, the twenty-fifth day of August, 19 82
between D.R. Beavers, and Wife Paula A. Beavers

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 Forty-
Four Thousand Two Hundred and no/100----- DOLLARS,

due by One promissory note(s) of this date August 25, 1982 due August 25, 1983

together with interest as set out in said note

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 mortgage, and whether the makers of this mortgage owe said other indebtedness as makers, endorsers or otherwise, in consideration thereof, ha VA 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

Lot 2, in Block 1, according to the Survey of Kerry Downs, a subdivision of

Inverness, as recorded in Map Book 5, Page 135, in the Office of the Judge of

Probate of Shelby County, Alabama.

Subject to easements, restrictions and limitations of record and current
taxes due and payable October 1, 1977.

BOOK 423 PAGE 180

FNB Col.
P.O. Box 43363
Bham, AL 35243

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 \$ and Seal \$, 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.

Daniel Ray Beavers
Paula A. Beavers

Daniel Ray Beavers (L. S.)
Paula A. Beavers (L. S.)

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

1982 SEP 10 AM 9:51

Mtgty 66.30
Rec. 3.00
Int. 1.00
70.30

THE STATE OF ALABAMA
Shelby County.

Thomas A. Spivey, Jr.
JUDGE OF PROBATE

I, the undersigned Notary Public In and for said County
hereby certify that Daniel Ray Beavers and wife Paula A. Beavers
saw whose name saw 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 25th day of August, 1982
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

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