

(Name) J. Ronald Boyd of Najjar, Najjar, Boyd and Pate

(Address) 2127 Morris Avenue, Birmingham, Alabama 35203

MORTGAGE- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, Brown-Stagner Brokerage Company, Inc. has been extended a line of credit of seventy five thousand dollars (\$75,000.00) evidenced by a promissory note, and whereas Charles Stagner and Elizabeth K. Stagner, husband and wife are guarantors of said promissory note, including future advances, and in order to induce MetroBank to extend credit to Brown-Stagner Brokerage Co., Inc., the said Charles Stagner and Elizabeth K. Stagner (hereinafter called "Mortgagors") are thereby justly indebted to MetroBank, an Alabama Banking Corp. (hereinafter called "Mortgagee", whether one or more), in the sum of Seventy five thousand----- Dollars (\$ 75,000.00 ), evidenced by a line of credit extended this date together with a promissory note of even date herewith guaranteed and endorsed by said Mortgagors, and due and payable in accordance with the terms and conditions thereof together with any extensions or renewals thereof.

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors, Charles Stagner and Elizabeth K. Stagner

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Shelby County, State of Alabama, to-wit:

Lot 39, Block 2, according to the Survey of Woodford, as recorded in Map Book 8, page 51 A, B, C & D, in the Probate Office of Shelby County, Alabama.

This Mortgage Conveyance Made Subject to the Following:

1. Mortgage from Charles Stagner and Elizabeth K. Stagner, to United Federal Savings & Loan Association, filed for record May 25, 1982, and recorded in Volume 420, page 791, in the Probate Office of Shelby County, Alabama, and assigned to Metropolitan Life Insurance Company in Misc. Book 45, page 631, and assignment corrected in Misc. Vol. 45, page 798, in said Probate Office.
2. 1982 Ad Valorem Tax, Due and Payable.
3. 1983 Ad Valorem Tax, a lien, not yet due and payable.
4. Easements, agreements, and restrictions of record.

THE MAXIMUM PRINCIPAL INDEBTEDNESS SECURED BY THIS INSTRUMENT AT ANY ONE TIME SHALL BE \$75,000.00.

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee; as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured shall at once become due and payable, and this mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgagee, agents or assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one days' notice, by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best; in front of the Court House door of said County, (or the division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale: First, to the expense of advertising, selling and conveying, including a reasonable attorney's fee; Second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other incumbrances, with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF the undersigned

have hereunto set our signatures and seal, this 16 day of December, 19 82

*Charles Stagner* (SEAL)  
Charles Stagner (SEAL)  
*Elizabeth R. Stagner* (SEAL)  
Elizabeth R. Stagner (SEAL)

28 TAX 112.50  
Rec 3.00  
Ind 1.00  
116.50

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THE STATE of Alabama }  
Jefferson COUNTY }  
I, James R. Boyd, a Notary Public in and for said County, in said State,  
hereby certify that Charles Stagner and Elizabeth K. Stagner

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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of December, 19 82

*James R. Boyd* Notary Public.

THE STATE of }  
COUNTY }  
I, , a Notary Public in and for said County, in said State,  
hereby certify that  
whose name as of  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the day of , 19 , Notary Public

Return to:  
NAJJAR, NAJJAR, BOYD & PATE  
CHARLES & ELIZABETH K. STAGNER  
TO  
METROBANK

MORTGAGE DEED

This form furnished by  
LAND TITLE COMPANY OF ALABAMA  
317 NORTH 20th STREET  
BIRMINGHAM, ALABAMA 35203