

REAL ESTATE MORTGAGE DEED

NAMES AND ADDRESSES OF ALL MORTGAGORS George F. Hulsey, Jr., and wife, Marilyn Ann Hulsey P. O. Box 994 Columbiana, AL 35051			MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 1633-B Montgomery Hwy., Suite 2 P. O. Box 36129 Hoover, AL 35236		
LOAN NUMBER	DATE	Date Finance Charge Begins To Accrue If Other Than Date of Transaction	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
17545	4-20-83	4-25-83	96	1st	6-1-83
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	Final Payment Equal In Any Case To Unpaid Amount Financed and Finance Charge	TOTAL OF PAYMENTS	AMOUNT FINANCED
\$ 154.22	\$ 131.77	5-1-91		\$ 12,672.37	\$ 7000.12

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$25,000.00

The words "I," "me" and "my" refer to all borrowers indebted on the note secured by this Mortgage Deed.

The words "you" and "your" refer to lender.

To secure payment of a Note I signed today promising to pay you the above Amount Financed together with a Finance Charge thereon and to secure all other and future advances which you make to me, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and conveys to you, with power of sale, the real estate described below, and all present and future improvements on the real estate, which is located

in Alabama, County of Shelby.

A part of the NW¼ of the NW¼ of Section 10, Township 24 North, Range 15 East, being more particularly described as follows: Commence at the NE corner of said ¼ ¼ Section; thence run Southerly along the East line of said ¼ ¼ Section 792.15 feet to the intersection of said ¼ ¼ line and the Southeasterly R.O.W. line of Alabama State Highway #145, said intersection being the point of beginning; thence continue Southerly along said ¼ ¼ line 425.00 feet; thence turn 128 deg. 05' right and run 262.00 feet to the Southeasterly R.O.W. line of Alabama Highway #145; thence turn right and run Northeasterly along R.O.W. line 334.60 feet to the point of beginning. Situated in Shelby County, Alabama.

A/K/A Rt. 1, Highway 145, Shelby, AL 35143.

The undersigned mortgagee does hereby certify that the amount of indebtedness presently incurred with respect to this instrument is \$7,000.12.

CIT FINANCIAL SERVICES, INC.

I agree to pay my Note according to its terms and if I do, then this mortgage deed will become null and void. Manager

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate as they become due and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or any other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as the other obligations secured by this mortgage deed.

If I default in paying any part of any installment or if I default in any other way, all my obligations to you will become due, if you desire, without your advising me. You may take possession of the real estate and you may sell it for cash in the manner you consider best to the highest bidder at public sale in front of the Courthouse door in the county in which the real estate is located. First, however, you must give me 21 days' notice by publishing once a week for three consecutive weeks the time, place and terms of sale in any newspaper published in the county where the real estate is located. The proceeds of the sale, less a reasonable outside attorney's fee which you incur not to exceed 15% of the amount I owe you if the Amount Financed of the note in default exceeds \$300, will be credited to my unpaid balance. If any money is left over after you enforce this mortgage deed and deduct your attorney's fees, it will be paid to me, but if any money is still owing, I agree to pay you the balance. You, your agents or assigns may bid at the sale and purchase the real estate if you are the highest bidder.

Each of the undersigned waives all marital rights, homestead exemption any other exemptions relating to the above real estate.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

In Witness Whereof, (I, we) have hereunto set (my, our) hand(s) this 20th day of April, 19 83.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1983 APR 26 AM 9:19

George F. Hulsey Jr. (Seal)
Marilyn Ann Hulsey (Seal)

STATE OF ALABAMA

COUNTY OF Jefferson

I, T. MARK NORTON, a Notary Public in and for said County in said State, hereby certify

that George F. Hulsey Jr. and Marilyn Ann Hulsey, whose name(s) (is-are) signed to the foregoing conveyance, and who (is-are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he-she-they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, 19 83.

T. Mark Norton Notary Public
My Comm. Expires 8-6-85

This instrument was prepared by R. A. Moseley, Jr.
P. O. Box 36129
Hoover, AL 35236



82-2114 (8-79) ALABAMA - CLOSED - END

Birmingham Land Title
Suite 1613 - 2121
8th Ave No. 35203

ORIGINAL