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This instrument was prepared by

Anna Vanderford

2030 1st Ave. No. B*ham, Ala 35201

american title insurance company

STATE OF ALABAMA **JEFFERSON** COUNTY

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430 ROE 55

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

J.H.a. Larry Frank Ashley and wife Tommie Hall Ashley

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Guaranty Federal Savings and Loan Association

6,600.00 A NOTE OF EVEN DATE) evidenced by

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,

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

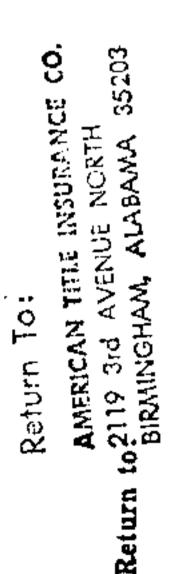
West 125 feet of Lot 1, Block 3, according to J. G. Lacey's Subdivision, as recorded in Map Book 3, Page 113, in the Probate Office of Shelby County, Alabama and being more particularly described as follows: Begin at the Northwest corner of said Lot 1, and run thence in an Easterly direction along the North line of said Lot 1, for a distance of 125 feet; thence turn an angle to the right of 87 degrees 43 minutes and in a Southerly direction parallel with the West line of said lot for a distance of 120 feet; thence turn an angle to the right of 92 degrees 17 minutes and in a Westerly direction along the Southerly line of said Lot for a distance of 125 feet to the Southwest corner of said Lot 1, Block 3, of said J. G. Lacey's subdivision; thence turn an angle to the right of 87 degrees 43 minutes and in a Northerly direction along the West line of said Lot for a distance of 120 feet to the point of beginning.

Situated in Shelby County, Alabama.

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

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, for 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

of this mortgage in Chancery, should the same be so force IN WITNESS WHEREOF the undersigned Larry have hereunto set their signatures and seal, this	Frank Ashley and wif	e Tommie Hall Ashley 19 83 (SEAL) (SEAL)
		(SEAL
THE STATE of Alabama Jefferson COUNTY	<u> </u>	:
 the undersigned 		in and for said County, in said State
whose name ^S are signed to the foregoing conveyance, and that being informed of the contents of the conveyance the Given under my hand and official seal this 25	who are known to me	acknowledged before me on this day
whose name ^S are signed to the foregoing conveyance, and that being informed of the contents of the conveyance the Given under my hand and official seal this 25 THE STATE of	who are known to me	acknowledged before me on this day
whose name ^S are signed to the foregoing conveyance, and that being informed of the contents of the conveyance the Given under my hand and official seal this 25	who are known to me ey executed the same voluntation day of April	acknowledged before me on this day trily on the day the same bears date 19 83
whose name ^S are signed to the foregoing conveyance, and that being informed of the contents of the conveyance the Given under my hand and official seal this 25 THE STATE of I, hereby certify that whose name as a corporation, is signed to the foregoing conveyance, and being informed of the contents of such conveyance, he, as	who are known to me ey executed the same volunts day of April , a Notary Public who is known to me, acknown	acknowledged before me on this day arily on the day the same bears date and for said County, in said State wledged before me, on this day that
whose name are signed to the foregoing conveyance, and that being informed of the contents of the conveyance the Given under my hand and official seal this 25 THE STATE of I, hereby certify that whose name as a corporation, is signed to the foregoing conveyance, and	who are known to me ey executed the same volunts day of April , a Notary Public who is known to me, acknown	acknowledged before me on this day the same bears date 19 83 Notary Public. In and for said County, in said State wledged before me, on this day that



MORTGAGE DEED

1 CERTIFY THUS

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A american title insurance company

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