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This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 2100 - 16th Avenue, South, Birmingham, AL 35205

MORTGAGE- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

James David Gladney

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to
MetroBank, an Alabama Banking Corporation

(hereinafter called "Mortgagee", whether one or more), in the sum
of TWELVE THOUSAND AND NO/100----- Dollars
(\$ 12,000.00), evidenced by one promissory note of even date herewith, said note more
particularly describing the terms and conditions.

BOOK 431 PAGE 14

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,

James David Gladney and wife, Jimmie Ann Gladney

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

Unit 1338-G, in Highland's Condominium as established by that certain Declaration of
Condominium of Highland's Condominium which is recorded in Real Volume 1992, Page 814,
in the Probate Office of Jefferson County, Alabama (to which Declaration of Condominium
a plat is attached as Exhibit A thereto said plan being filed for record in Map Book 126,
Page 74, in said Probate Office and to which said Declaration of Condominium the By-Laws
of Highland's Condominium Association are attached as Exhibit C thereto) together with
an undivided one-seventh interest in the Common Elements assigned to said Unit 1338-G by
said Declaration of Condominium of Highland's Condominium.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

This mortgage is second and junior to that certain mortgage to First Federal Savings and
Loan Association of Jasper, Alabama, recorded in Real Volume 1992, Page 937.

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

Harley Moncus att

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 James David Gladney and wife, Jimmie Ann Gladney

have hereunto set their signature and seal, this

day of

19 83.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1983 MAY 13 AM 10:03

Notary 1800
Rec. 300
Ord. 100
2200

James David Gladney

Jimmie Ann Gladney

Jimmie Ann Gladney

(SEAL)

(SEAL)

(SEAL)

(SEAL)

THE STATE

ALABAMA
J. JEFFERSON

COUNTY

I, the undersigned

DEAN A. WOOD

, a Notary Public in and for said County, in said State,

hereby certify that James David Gladney and wife, Jimmie Ann Gladney

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

Given under my hand and official seal this

6th

day of

May

1983.

Notary Public.

THE STATE of

COUNTY

MY COMMISSION EXPIRES MARCH 1, 1986

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

Corley, Moncus, Bynum & De Buys
2100 - 16th Avenue, South
Birmingham, AL 35205

Return to:

James David Gladney and
Jimmie Ann Gladney

TO

MetroBank

MORTGAGE DEED

This form furnished by

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

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