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This instrument was prepared by
Marianne S. Dunlap

(Name)

(Address) 1800 Mayfair Dr. Birmingham, Al. 35209

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Lucinda M. McGuire and Michael Steven McGuire
husband and wife

(hereinafter called "Mortgagors, whether one or more") are justly indebted, to

✓ Bass Exchange Group, Inc.

(hereinafter called "Mortgagee", whether one or more), in the sum

of Eleven Thousand and No/100 ----- Dollars
(\$ 11,000.00, evidenced by one promissory note executed simultaneously
herewith

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,

Lucinda M. McGuire and Michael Steven McGuire

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:

Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 20 South, Range 4 West and run North along the West boundary line of said 1/4-1/4 section a distance of 136.0 feet to the point of beginning; thence continue in said direction along said boundary a distance of 177.15 feet to a point; thence turn an angle of 46 deg. 17 min. to the right and run a distance of 646.5 feet to a point on the West 40 foot right of way line of County Highway 93; thence turn an angle of 129 deg. 41 min. to the right (angle to cord); thence run along the cord of the curve having a radius of 858.51 feet a distance of 355.4 feet to a point on said West 40 foot right of way line; thence turn an angle of 65 deg. 22 min. to the right (angle to cord) and run a distance of 561.0 feet to the point of beginning; being situated in Shelby County, Alabama.

See Assign Mue. DE 56 pg. 697-5-21-84)
✓ Bass Exchange Group, Inc.
P.O. Box 59442
Bt Al. 35209
Said property is warranted free from all incumbrances and against any adverse claims, except as stated a

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.

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

MORTGAGE DEED

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guarantee Division
TITLE INSURANCE — ABSTRACTS

Birmingham, Alabama