

MORTGAGE DEED

State of Alabama }
County of SHELBY

1045

ALICE THOMAS DOBBS AND HUSBAND,
ARNOLD M. DOBBS

KNOW ALL MEN BY THESE PRESENTS, That whereas the undersigned (hereinafter called Mortgagor) is justly indebted to Blazer Financial Services, Inc. (of Alabama) (hereinafter called Mortgagee) in the principal sum of FIVE THOUSAND SIX HUNDRED AND FIFTY FIVE AND 50/100----- DOLLARS, evidenced by one (1) promissory note of even date herewith,

NOW, THEREFORE, in consideration of said indebtedness and to secure the prompt payment of same, with interest thereon, when the same falls due, the undersigned do (does) hereby grant, bargain, sell and convey unto Mortgagee the following described property, situated in SHELBY County, State of Alabama, to wit:

Lot 9, in Block 2, according to the Survey of Bermuda Hills, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

//ALSO KNOWN AS//
1238 8TH AVENUE SOUTHWEST
ALABASTER, ALABAMA 35007

BOOK 454 PAGE 162

Mortgagor warrants that said property is free from all encumbrances and against all adverse claims.

Mortgagor agrees to pay all taxes and assessments on the above property and not to commit waste.

Mortgagor and Mortgagee agree that upon default in the payment of any instalment of the principal sum of this mortgage or the interest thereon, then the whole principal sum, plus interest thereon and less any refunds or credits due Mortgagor, shall be immediately due and payable, and this mortgage may be foreclosed. Upon the happening of any such default in payment, Mortgagee is authorized by Mortgagor to sell the above property at public outcry, within the legal hours of sale, in front of the Courthouse door of said County, in lots or parcels, or en masse, to the highest bidder for cash, after giving twenty-one days notice of the time, place and terms of sale, together with a description of the property to be sold, by publication once a week for three consecutive weeks in some newspaper published in said County, and apply the proceeds of sale: First, to the expense of advertising, selling and conveying, including, if the original principal amount secured hereby exceeds \$300, reasonable attorney's fees not exceeding 15% of the unpaid debt; Second, to the payment of the indebtedness in full, whether or not fully matured by the date of sale, with interest thereon and less any refunds or credits due Mortgagor; and Third, the balance, if any, to be turned over to Mortgagor.

If Mortgagor pays said indebtedness, with interest thereon, and performs all the promises and agreements in this mortgage, then this conveyance shall be null and void.

IN WITNESS WHEREOF, the undersigned has (have) executed these presents on this 15 day of

AUGUST, 19 84.

THIS INSTRUMENT PREPARED BY:
CAROL CUNNINGHAM
64 GREEN SPRINGS HIGHWAY
HOMWOOD, ALABAMA 35209

STATE OF ALA. SHELBY CO. Alice Thomas Dobbs (SEAL)
I CERTIFY THIS
INSTRUMENT WAS FILED ALICE THOMAS DOBBS (SEAL)

1984 AUG 20 AM 10:15

ARNOLD M. DOBBS (SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY

Thomas A. Cunningham, Jr.
JUDGE OF PROBATE

Mtg TAX 8.55
Rec 2.50
Ind 1.00
Total 12.05

I, RONALD E. CHATHAM, a Notary Public in and for said County, in said State, hereby certify that ALICE THOMAS DOBBS AND HUSBAND, ARNOLD M. DOBBS

whose names 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 15 day of AUGUST, 19 84

MY COMMISSION EXPIRES 10/10/85