

STATE OF ALABAMA)
COUNTY OF BLOUNT

484
REAL ESTATE MORTGAGE

150
100
1815
2665
This instrument prepared by
Community Bank
Stacey Mann, Vice President
P.O. Box 400
Blountsville, AL 35031

KNOW ALL MEN BY THESE PRESENTS, that Donald R. Benson and wife, Shelba H. Benson

(hereinafter called the Mortgagor) for and in consideration of indebtedness to THE BANK OF BLOUNTSVILLE, a banking corporation, Blountsville, Alabama (hereinafter called the Mortgagee) in the sum of \$12,034.10

Twelve thousand thirty-four and 10/100----- Dollars
as evidenced by promissory note dated December 20, 1985, in that amount and payable to the order of said mortgagee as follows:

payable according to the terms, tenure and provisions of the promissory note herewith

and in consideration thereof, and in order to secure the payment thereof, and of any other obligations and indebtedness of Mortgagor to the Mortgagee, due or to become due, now existing or hereafter contracted as maker, endorser, guarantor, surety, conditional vendee or otherwise, all of which obligations are hereinafter referred to as "said indebtedness", said Mortgagor does hereby grant, bargain, sell and convey unto the said Mortgagee, the following described property situated in Shelby County, Alabama, to-wit:

A copy of said description is attached hereto and made a part hereof the same as if set out in full at this place, said attachment being marked EXHIBIT "A".

This is a purchase money mortgage

together with the hereditaments and appurtenances thereto belonging, and also together with all equipment and fixtures now or hereafter installed therein by the Mortgagor.

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 and of any other obligation of the Mortgagor to the Mortgagee, due or to become due, now existing or hereafter contracted as maker, endorser, guarantor, surety, conditional vendee or otherwise, the Mortgagor hereby covenants that he is seized of said real estate in fee simple and has a good right to sell, convey and mortgage the same; that the property is free from all encumbrances.

Mortgagor agrees to pay all taxes, liens or assessments heretofore or hereafter levied against said property before the same becomes delinquent and agrees to keep the improvements situated thereon in a reasonable state of repair and not to commit or permit waste upon the premises and agrees not to remove any fixtures.

Mortgagor agrees to keep the improvements 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 the Mortgagee.

This mortgage shall be in default under this agreement and shall become immediately due and payable forthwith, at the option of the Mortgagee, upon the happening of any one of the following events or conditions:

1. Upon the failure of the Mortgagor to pay the indebtedness upon the due date together with all other charges and/or the failure of the Mortgagor to make the payments as provided in this instrument and the Promissory Note executed simultaneously herewith.
2. Upon the failure of the Mortgagor to insure the said property or to deliver policies of insurance to the Mortgagee as herein agreed.
3. Upon the failure of the Mortgagor to pay the taxes or assessments which may be assessed against same as they become due and payable.

4. Upon the failure of the Mortgagor to pay any liens or claims which may accrue or remain on the said property.
5. Upon the Mortgagor causing substantial damage, waste, danger or misuse of said property.

6. This mortgage shall become due and payable forthwith at the option of the Mortgagee, if the Mortgagor shall convey away said premises or if the title thereto shall become vested in any other person or persons in any manner whatsoever or if the Mortgagor causes any other encumbrance of or to the said property.

Upon such defaults Mortgagee may, at its option, declare all obligations secured hereby immediately due and payable.

If Mortgagor fails to insure said property or to keep the same free from all liens which are or may become prior to the title of the Mortgagee under this mortgage, Mortgagee may insure the same or pay said liens and the outlay, if either, shall become a part of said indebtedness, and, at the option of the Mortgagee, shall become immediately due and payable.

This conveyance is a mortgage and upon payment of said indebtedness with interest thereon, and of any other obligation of the Mortgagor to the Mortgagee, due or to become due, now existing or hereafter contracted as maker, endorser, guarantor, surety, conditional vendee or otherwise, all of which obligations are referred to as "said indebtedness" the same is to be void; but if default is made in the payment of said indebtedness or any part thereof or interest thereon as the same matures, or if Mortgagor fails to keep and perform any agreement herein contained, then in either said event, the holder of this mortgage may declare said indebtedness to be immediately due and payable and may take possession of said property and either with or without taking possession of said property may sell said property at public outcry to the highest and best bidder for cash at the door of the courthouse in said county after having given notice of the time, place and terms of sale by publication of a notice thereof once a week for three successive weeks in some newspaper published in said county, and at any sale under this mortgage, the holder of this mortgage may become the purchaser of said mortgage, and proceeds of sale applied to the cost and expense thereof, including a reasonable attorney's fee, to the payment of said indebtedness and advances with interest thereof, and any balance shall be payable to the Mortgagor.

Mortgagor agrees to pay any reasonable attorney's fee incurred by the holder of this mortgage in any judicial proceeding to which the holder of this mortgage is a party involving the mortgaged property, the lien of this mortgage, or said indebtedness, including a proceeding to foreclose this mortgage or to redeem therefrom.

The Mortgagee may collect a "late charge", not to exceed two cents (\$.02) for each one dollar (\$1.00) of each payment more than fifteen (15) days in arrears to cover the additional expense involved in handling delinquent payments. This payment shall not exceed five dollars (\$5.00) for each delinquency.

Mortgagor acknowledges receipt of a completed copy of a disclosure statement in connection with this loan if such disclosure is required by law to be made, and that all material disclosures under the Truth in Lending Act have been given to him.

The covenants, conditions and agreements herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, the undersigned Donald R. Benson and wife, Shelba H. Benson

we have hereunto set our signature and seal, this 20th day of December 19 85

Donald R. Benson (Seal)
Shelba H. Benson (Seal)

STATE OF ALABAMA)

COUNTY OF Blount

I, Rebecca J. Heptinstall, a Notary Public in and for said county is said

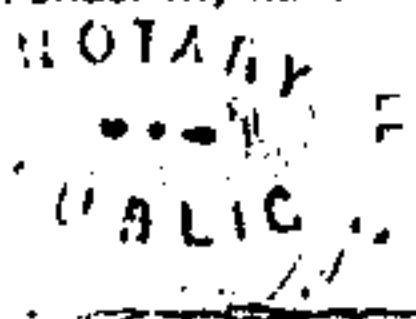
State, hereby certify that Donald R. Benson and wife, Shelba H. Benson

whose names are signed to the foregoing conveyance, and who are known to me acknow-

ledged before me on this day, that being informed of the contents of this conveyance they

executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of December 19 85



Rebecca J. Heptinstall
Notary Public

STATE OF ALABAMA)

COUNTY OF)

I, _____, a Notary Public in and for said County is 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

Filing Date:

MORTGAGE DEED

a banking corporation

THE BANK OF BLOUNTSVILLE

TO

Return to:

EXHIBIT "A"

Parcel of land situated in the NW 1/4 of NW 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

PARCEL 1

056 470
Begin at the Southwest corner of said NW 1/4 of NW 1/4 and run thence in an Easterly direction along the South line of said 1/4-1/4 section a distance of 231.02 feet; thence turn an angle to the left of 65 degrees 56 minutes 46 seconds and run in a Northeasterly direction a distance of 700.30 feet; thence turn an angle to the left of 118 degrees 26 minutes 02 seconds and run in a Westerly direction for a distance of 170.61 feet; thence turn an angle to the left of 38 degrees 36 minutes 00 seconds and run in a Southwesterly direction for a distance of 79.33 feet; thence turn an angle to the right of 11 degrees 03 minutes 00 seconds and run in a Southwesterly direction for a distance of 129.89 feet; thence turn an angle to the left of 9 degrees 29 minutes 00 seconds and run in a Southwesterly direction for a distance of 124.62 feet; thence turn an angle to the left of 23 degrees 57 minutes 00 seconds and run in a Southwesterly direction for a distance of 81.77 feet; thence turn an angle to the left of 19 degrees 30 minutes 00 seconds and run in a Southerly direction for a distance of 156.77 feet; thence turn an angle to the right of 24 degrees 00 minutes 00 seconds and run in a Southwesterly direction for a distance of 75.32 feet to a point on the West line of said NW 1/4 of NW 1/4; thence turn an angle to the left of 29 degrees 01 minute 00 seconds and run in a Southerly direction along said West line of said 1/4-1/4 section for a distance of 125.00 feet to the point of beginning.

PARCEL 2

From the SW corner of the NW 1/4 of the NW 1/4, run North along the West boundary of said 1/4-1/4 a distance of 125.00 feet to the point of beginning; thence continue a distance of 228.73 feet; thence right 97 degrees 50 minutes 00 seconds a distance of 50.72 feet; thence right 87 degrees 11 minutes 00 seconds a distance of 156.77 feet; thence right 24 degrees 00 minutes 00 seconds a distance of 75.32 feet to the point of beginning.

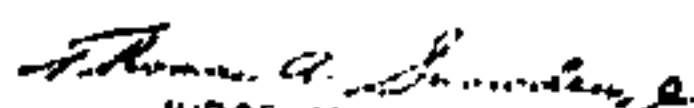
Signed for Identification.


Donald R. Benson


Sheila H. Benson

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JAN -9 AM 10:39


JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ 18.75
Deed Tax	
Minoral Tax	
Recording Fee	7.50
Index Fee	1.00
TOTAL	\$26.65