

MORTGAGE DEED

1596  
State of Alabama }  
Talladega County

THIS MORTGAGE, made and entered into on this the 18 day of July, 19 86, by and between

Leola Kidd, Route 2 Box 260, Vincent, AL 35178

hereinafter called mortgagors, whether one or more, and The First National Bank in Sylacauga, Sylacauga, Alabama, a body corporate, hereinafter called mortgagee.

WITNESSETH: That the said mortgagors are/is justly indebted to said mortgagee in the sum of Twenty Two

Thousand One Hundred Seventy Four and 30/100 Dollars, which is evidenced as follows, to-wit:

Promissory note of even date herewith payable as provided by the terms of said note.

Now therefore, in order to secure the above described indebtedness or any renewal thereof, and also to secure any further advances which may be made before the full payment of this debt, said mortgagors have bargained, sold, and conveyed, and by these presents do hereby grant, bargain, sell, and convey unto said mortgagee the following described property situated in

Shelby County, Alabama, to-wit:

All that part of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  lying South and Southwest of Coosa River, of Section 18, Township 19 South, Range 3 East.

Situated in Shelby County, Alabama.

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This instrument was prepared by:  
Clayton L. Williams  
Executive Vice President  
The First National Bank in Sylacauga  
SN

Notwithstanding any other provision of this mortgage or the note or notes evidencing the Debt, the Debt shall become immediately due and payable, at the option of the Mortgagee, upon the conveyance of the Real Estate, or any part thereof of any interest therein.

TO HAVE AND TO HOLD said real property, together with the tenements and appurtenances thereunto belonging or otherwise appertaining, unto said mortgagee, its successors and assigns, in fee simple. And said mortgagors for themselves, their heirs, executors, and administrators, hereby covenant that they are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same; that same is free from all liens and encumbrances and they do hereby warrant and will forever defend the title of said property unto said mortgagee, its successors and assigns, from and against the lawful title, claims, and demands of any and all persons whomsoever.

But this conveyance is made upon the following conditions and stipulations, to-wit:

That said mortgagors agree to insure the buildings on said premises, and all other of said mortgaged property which is insurable, in some responsible insurance company or companies against loss by fire, lightning, or windstorm, for a sum equal to the indebtedness hereby secured, with loss payable to said mortgagee as its interest may appear. Said mortgagors agree to regularly assess said mortgaged property for taxation and to pay all taxes and assessments which come due on said mortgaged property during the pendency of this mortgage. If said mortgagors fail to pay said taxes and assessments, or to insure said property as aforesaid, then said mortgagee may take out such insurance and pay for same, and pay such taxes and assessments, and this conveyance shall stand as security for such payments, with 8% interest thereon from the date of payment, and such sums shall be payable to mortgagee on demand. Said mortgagors agree to pay reasonable attorney's fees for collecting the indebtedness hereby secured or for foreclosing this mortgage, either under the powers herein contained or in a court of competent jurisdiction.

First National Bank  
in Sylacauga

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TO

THE FIRST NATIONAL BANK IN SYLACAUGA  
Sylacauga, Alabama

# Mortgage Deed

The State of Alabama  
Balladega County

Judge of the Probate Court of said County hereby  
certify that the foregoing mortgage was filed for  
registration in this office at \_\_\_\_\_  
o'clock \_\_\_\_\_ M., on the \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_  
and was recorded in Vol. \_\_\_\_\_ Record of Mort-  
gages, pages \_\_\_\_\_ on the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_  
Judge of Probate.  
Record Fee, \$ \_\_\_\_\_

Now if said mortgagors shall keep and perform each and all of said stipulations and agreements and pay all of said indebtedness hereby secured as same becomes payable, including interest thereon, failure to pay any part of said indebtedness when same becomes payable or to keep or to perform any stipulations and agreements herein contained making the whole of said indebtedness due and payable at once, then this conveyance shall be null and void; otherwise to remain in full force and effect; and upon failure of said mortgagors to keep any of said stipulations and agreements or to pay any or all of said indebtedness when same becomes payable, then said mortgagee may enter upon and take possession of said mortgaged property and after giving at least 21 days' notice of the time, place, and terms of sale, together with a description of said property, by notice published once a week for three successive weeks in some newspaper published in the county where said property or a material part thereof is located, or by posting written notices at three public places in said county, proceed, either in person or by agent, whether in possession or not, to sell said mortgaged property at public outcry to the highest bidder for cash, the proceeds of said sale to be applied as follows: (1) to payment of all costs and expenses of making such sale, including a reasonable attorney's fee for foreclosing this mortgage and collecting said indebtedness; (2) to payment of such sums as have been paid by said mortgagee for taxes, assessments, and insurance; (3) to the payment of the amount due on said indebtedness with interest, (4) the balance, if any, to be paid to said mortgagors.

In the event of such sale the auctioneer is hereby empowered, in the name of and as attorney for mortgagors, to execute a deed to the purchaser at said sale. Said mortgagee may purchase at such sale as if a stranger to this mortgage.

Should any of said mortgagors become voluntary or involuntary bankrupts, then the whole of the indebtedness hereby secured may, at the option of said mortgagee, be declared immediately due and payable.

IN WITNESS WHEREOF said mortgagors have hereunto set their hands and affixed their seals, on this the day and year first hereinabove written.

Attest:

*Leola Kidd* (L.S.)  
Leola Kidd

1. Deed Tax \$ \_\_\_\_\_  
2. Mtg. Tax 33.30  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 39.30

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

1986 JUL 21 PM 2:11

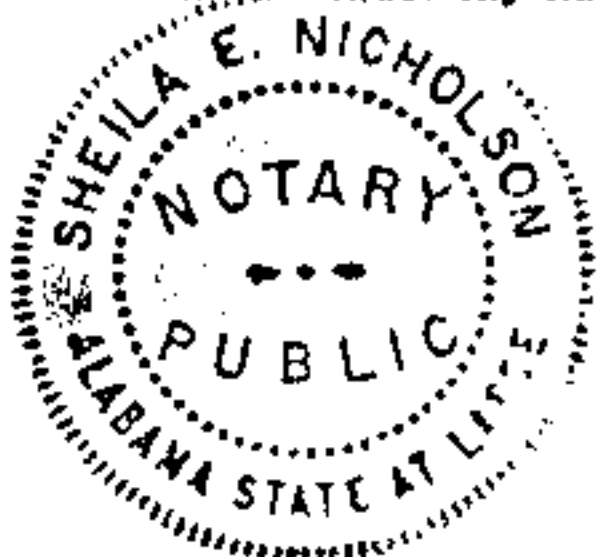
State of Alabama }  
Balladega County

*Thomas W. Brundage, Jr.*  
JUDGE OF PROBATE

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a notary public in and for said county, hereby certify that  
Leola Kidd, Route 2 Box 260, Vincent, AL 35178

whose name(s) is/are signed to the foregoing mortgage, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the mortgage, he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 18 day of July, 1986



*Sheila E. Nicholson*  
A Notary Public