

1752

WHEREAS, this Mortgage is given to secure the performance of the provisions hereof and the payment of a Note of even date signed by
Ada M. Ransom - a single woman

WITNESSETH, that the above-named Mortgagor, for full and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto said Mortgagee, its successors and assigns, the following described property, situated in the County of Shelby, State of Alabama, to wit:

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COI 3041 601 1008

TO HAVE AND TO HOLD the above described premises unto said Mortgagee with all the rights, improvements, and appurtenances thereunto appertaining. Mortgagor covenants that Mortgagor is lawfully seized of an indefeasible estate in fee simple of the premises and that the premises are free from liens, encumbrances, taxes, and assessments except as herein stated. The undersigned Mortgagor will warrant and defend unto Mortgagee the title to said premises against the lawful claims and demands of all persons.

The Mortgagor hereby covenants:

1. To pay the above described Note according to its terms.
2. To pay promptly all taxes and assessments when imposed upon the premises.
3. To keep the improvements on said property insured against fire, windstorm, hail, lightning and all risks included in the extended coverage provision, with companies acceptable to Mortgagee, for not less than a sum equal to the indebtedness secured by this and any other mortgages and to have each such policy payable to Mortgagee as its interest may appear under a standard mortgagee clause acceptable to Mortgagee with a copy of the policy delivered to Mortgagee.
4. To neither commit nor permit waste upon its premises.
5. To comply with all of the terms and conditions of the note and this Mortgage.
6. To comply with all of the terms and conditions of, and to perform all obligations made incumbent upon Mortgagor in, that certain first mortgage described hereinabove.

If all or any part of the property or an interest therein is sold or transferred, including through sale by installment contract, without Mortgagee's prior written consent, Mortgagee can, at Mortgagee's option, declare the entire principal amount and accrued interest due and payable at once; provided, however, that if Mortgagor(s) now occupy or will occupy the property, certain sales and transfers, as outlined by the Federal Home Loan Bank Board at 12 C.F.R. Section 591.5, as amended, do not require Mortgagee's prior written consent.

At the sale under the powers herein, the Mortgagee may bid for the purchase of said property like a stranger hereto, and in the event the Mortgagee should become the purchaser at said sale, either the auctioneer conducting the sale or the Mortgagee may execute a deed to the Mortgagee in the name of the Mortgagor. If in this Mortgage, the Mortgagor is or includes persons other than the Borrower, the Borrower only is liable for payment of the Note and any and all amounts payable hereunder and Mortgagor is liable and bound by all other forms, conditions, covenants, and agreements contained in this Mortgage, excluding any payment obligations and including but not limited to, the right of and power of Mortgagee to foreclose on the Mortgage in the event of default by Borrower in payment of the Note.

**CAUTION: IT IS IMPORTANT THAT YOU THOROUGHLY
READ THIS CONTRACT BEFORE YOU SIGN IT.**

Adair M. Ransom (L.S.)

This instrument was prepared by Laura Hodgkins
PROFESSIONAL TITLE SERVICES, INC.
 2121 1564 Montgomery Highway Birmingham, AL 35216
 (Address)

THE STATE OF ALABAMA,

Jefferson County

I, the undersigned

a Notary Public in and for said State and County, hereby certify that Ada M. Ransom - a single woman

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

Given under my hand and seal this the 27th day of January, 19 88

Thomas O. Paine

Notary Public

MY COMMISSION EXPIRES JUNE 19, 1988

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REAL ESTATE MORTGAGE

FROM

TO

STATE OF ALABAMA,

County

I, Judge of the Probate Court of said County, do hereby certify that the foregoing mortgage was filed for

registration in this office on the

day of 19 , and was

recorded in Vol. Record of

Mortgages, pages on the

day of 19

Judge of Probate.

Recording fee, \$ Paid.

Mortgage tax, \$ Paid.

A parcel of land located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East, more particularly described as follows: Commence at the southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence in a westerly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 330.67 feet; thence 90 deg. 54 min. right in a northerly direction a distance of 704.52 feet to the point of beginning; thence continue along last described course, a distance of 100 feet; thence 89 deg. 53 min. right in an easterly direction a distance of 284.63 feet; thence 87 deg. 30 min. right in a southerly direction a distance of 100.10 feet; thence 92 deg. 30 min. right in a westerly direction a distance of 289.20 feet to the point of beginning; situated in Shelby County, Alabama.

A parcel of land in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East, more particularly described as follows: Commence at the southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence in a westerly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 40.0 feet; thence 90 degrees 47 minutes right in a northerly direction, parallel with the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 600.05 feet to the point of beginning; thence continue along last described course, a distance of 100 feet; thence 90 degrees left in a westerly direction a distance of 289.20 feet; thence 89 degrees 53 minutes left in a southerly direction a distance of 100 feet; thence 90 degrees 07 minutes left in an easterly direction a distance of 289.41 feet to the point of beginning; situated in Shelby County, Alabama.

Mineral and Mining rights excepted.

Also Known As: Rt. 1 Box 2278
Shelby, AL 35143

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

88 JAN 28 AM 8:17

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Doc. Tax	2
2. Mtg. Tax	<u>7.65</u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>16.15</u>