MORGTAGE DEED

property, situated in .

## State of Alabama County of Shelby

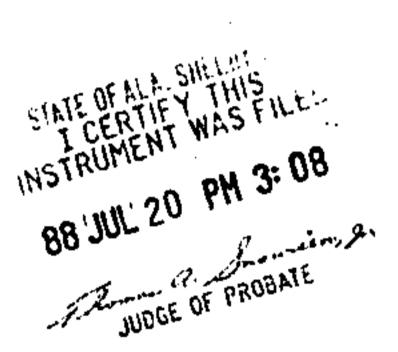
13.33

Daniel Wayne Atchison and wife

Connie W. Atchison KNOW ALL MEN BY THESE PRESENTS, That whereas the undersigned placer Financial Services, Inc. of Alabama -(hereinafter called Mortgagor) is justly indebted to (hereinafter called Mortgagee) in the principal sum of Thirteen Thousand Seven Hundred Forty-Five and 39/100 (13745.39) 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

Lot 68, according to the survey of Valley Forge as recorded in Map Book 6, page 60, in the Probate Office of Shelby County, Alabama.

15 me 2 BOOK



County, State of Alabama, to wit:

3. Recording Fee 250

4. Indexing Fee 1.00

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 sald 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. 14th day of IN WITNESS WHEREOF, the undersigned has(have) executed these presents on this July (SEAL) (Daniel Wayne Atchison) This instrument was prepared by (SEAL) Sharon Windham, 5344 Oporto Road, Birmingham, AL 35210. (SEAL) (Connie W. Atchison) (SEAL) STATE OF ALABAMA

COUNTY OF Jefferson

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0230-01 (Alabama) 5/87

, a Notary Public in and for said County, in said State, hereby

Jerome N. Cantrell certify that Daniel Wayne Atchison and wife Connie W. Atchison

known to me, acknowledged before signed to the foregoing conveyance, and who are whose name g me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears

date.

14th

Given under my hand and official seal, this MY COMMISSION EXPIRES APRIL 15, 1992

NOTARY PUBLIC

July