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STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That whereas C & G Construction Co., Inc., herein called Mortgagor, is justly indebted to the United States of America, hereinafter called Mortgagee, in the sum of Five Thousand (\$5,000.00) Dollars, according to the terms and conditions set out herein.

And whereas, Mortgagor agrees, in incurring said indebtedness that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, the Mortgagor does hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Shelby County, State of Alabama, to-wit:

Lot 14, Block 3, according to the Amended Map of Woodford, as recorded in Map Book 8, Page 51 A, B, C & D, in the Probate Office of Shelby County, Alabama.

Subject to:

1. All easements and restrictions of record.
2. Current year's taxes.
3. Certain existing mortgage of record.

Said property is warranted free from all encumbrances and against any adverse claims, except as stated above.

TO HAVE AND TO HOLD the above granted property unto said Mortgagee, Mortgagee's successors and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agree to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may, at Mortgagee's option, pay off the same; and to further secure said indebtedness, the undersigned agree to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, with a reputable insurance company, with loss, if any, payable to said Mortgagee, as Mortgagee's interest may appear; and if the undersigned fail to keep said property insured as above specified, then the said Mortgagee, or its assigns, may, at Mortgagee's option, insure said property for said sum for Mortgagee's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so extended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specifically insured, and shall be covered by this mortgage, and bear interest from date of payment by said Mortgage, or assigns, and be at once due and payable.

BOOK 203 PAGE 341

Thomas A. Smith

The Mortgagors understand and agree that this Mortgage is given to secure an appearance bond for Ali AfzAli in the case of United States of America v. Ali AfzAli, Case Number 88-119 criminal case now pending in the United States District Court for the Northern District of Alabama. Mortgagor further understands and agrees that if and in the event that the said Ali AfzAli should fail to appear in the United States District Court for the Northern District of Alabama as that court may, from time to time, direct or if the said Ali AfzAli should fail to appear in any other court which may be required as part of the referenced proceedings, then the Mortgagee herein may exercise its rights herein as a condition of default. But, if the said Ali AfzAli shall appear in the United States District Court for the Northern District of Alabama or in such other court as he may be required to appear, from time to time, then the Mortgagors shall be duly exonerated as sureties on said bond, and this mortgage shall be null and void. Should default be made as set out above, then the whole of said indebtedness hereby secured shall become due and payable, and this mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgagee, its agent and assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving twenty-one days notice, by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in said county and state, sell the same in lots or parcels or in mass as Mortgagee, its agents or assigns, deem best, in front of the courthouse door of said county where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale; first, to the expense of advertising, selling and conveying, including a reasonable attorneys fee; second, to the payment of any amounts that have been expended, or that may then be necessary to expend, in paying insurance, taxes, or other encumbrances; third, to the payment of said indebtedness in full; and fourth, the balance, if any, to be turned over to the said Mortgagor. Mortgagor further agree to pay a reasonable attorneys fee to said Mortgagee or its assigns, for the foreclosure of this mortgage.

IN WITNESS WHEREOF, the undersigned have hereunto set their signature and seal, this 3rd day of September, 1988.

C&G Construction Co., Inc.

By: C. S. S.
Charles Givianpour
Its President

C. S. S.
Charles Givianpour

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that C & G Construction Co., Inc. by Charles Givianpour and Charles Givianpour, individually, 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 official seal this 3rd day of September, 1988.

Adria Patton Seiglar
Notary Public

This instrument prepared by:
THOMAS J. SPINA
✓ 1330 21st Way South, Suite 200
Birmingham, Alabama 35205
Telephone: 939-1330

1. Deed Tax	\$	—
2. Mig. Tax		Exempt
3. Recording Fee		7.50
4. Indexing Fee		1.00
TOTAL		8.50

Thomas J. Spina
JUDGE OF PROBATE

88 SEP 12 AM 9:05

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED