

938 JUNIOR MORTGAGE

THE STATE OF ALABAMA

Shelby County.

THIS INDENTURE, made and entered into this 8 day of February, 19 89 by and between

L. Shefton Riggins and Wife, Cassandra L. Riggins

(hereinafter referred to as "Mortgagor," whether one or more), and AmSouth Bank N.A.

A National Banking Association

(hereinafter referred to as "Mortgagee").

WITNESSETH:

WHEREAS, the said L. Shefton Riggins and Cassandra L. Riggins is (are)

justly indebted to Mortgagee in the sum of Principal Sum of Eighty-One Thousand and 00/100

dollars (\$ 81,000.00) as evidenced by that certain promissory note of even date herewith, which bears interest as provided therein, which is payable in accordance

with its terms, and which has a final maturity date of February 16, 1990

the portion of said face amount representing the amount financed being \$ 81,000.00

NOW, THEREFORE, in consideration of the premises, and to secure the payment of the debt evidenced by said note and any and all extensions and renewals thereof, or of any part thereof, and any additional interest that may become due on any such extensions and renewals, or any part thereof (the aggregate amount of such debt, including any extensions and renewals and interest due thereon, is hereinafter collectively called "Debt") and compliance with all the stipulations herein contained, the Mortgagor does hereby grant, bargain, sell and convey unto the Mortgagee, the following described real estate, situated in Shelby County, Alabama (said real estate being hereinafter called "Real Estate"), to-wit:

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 31, and the South 1/2 of South 1/2 of Northeast 1/4 of the Southeast 1/4 of Section 31, and the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 32, lying West of Smoky Road (Shelby County Highway No. 12) and the South 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 32, lying West of Smoky Road (Shelby County Highway No. 12), all in Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of the North 1/2 of the SE 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence run West along the South 20 line 1348.57 feet to the Southwest corner of the North 1/2 of said 1/4 1/4 Section; thence turn right 87 deg. 43 min 04 sec. and run North along the West 1/4 1/4 line 664.28 feet to the Northwest corner of said 1/4 1/4 Section; thence turn left 01 deg. 46 min. 48 sec. and continue North 340.51 feet along the West line of the South 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 to the Northwest corner of said 10 acres; thence turn right 93 deg. 42 min. 35 sec. and run East 1747.50 feet along the North line of the South 1/2 of the South 1/2 of said 1/4 1/4 Section and the South 1/2 of the South 1/2 of the NW 1/4 of the SW 1/4 of Section 32 to a point on a counter-clockwise curve on the Westerly right of way of Shelby County Highway No. 12, said curve having a delta angle of 04 deg. 59 min. 48 sec. and a radius of 1168.00 feet; thence turn right 47 deg. 39 min. 43 sec. to the tangent of said curve and run Southeasterly along the arc of said curve 101.83 feet; thence continue tangent to said curve 371.40 feet to the point of beginning of a clockwise curve having a delta angle of 36 deg. 49 min. 10 sec. and a radius of 1072.56 feet; thence run along the arc of said curve 689.25 feet to a point on the South line of the North 1/2 of the SW 1/4 of SW 1/4 of said Section 32; thence turn right 91 deg. 25 min. 40 sec. from tangent and run West along said South line 875.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

BOOK 227 PAGE 94

IN WITNESS WHEREOF, the undersigned Mortgagor has (have) executed this instrument on the date first written above.

[Signature] (Seal)
L. Shelton Riggins (Seal)
[Signature] (Seal)
Cassandra L. Riggins (Seal)

IN WITNESS WHEREOF, the undersigned Mortgagor has caused this instrument to be executed and attested by its duly authorized corporate officers on the date first written above.

(Name of Corporation)

ATTEST:

By: _____

Its _____

AFFIX CORPORATE SEAL

BOOK 227 PAGE 96

ACKNOWLEDGEMENT FOR PARTNERSHIP

State of Alabama }
_____ County }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that _____

whose name(s) as (general)(limited) partner(s) of _____ (name of partnership)
_____ a(n) _____ (general)(limited)
_____ (state)

partnership, and whose name(s) is(are) signed to the foregoing instrument, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such _____ partner(s) and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this _____ day of _____, 19 _____.

Notary Public

My commission expires: _____

NOTARY MUST AFFIX SEAL

This instrument prepared by: AmSouth Bank N.A.

(Name) Bob Nesbitt Main Office

(Address) 1900 5th Ave. No., Birmingham, AL 35203

ACKNOWLEDGEMENT FOR INDIVIDUAL(S)

State of Alabama }
Shelby County, }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that _____

L. Shefton Riggins and Wife, Cassandra L. Riggins

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

Given under my hand and official seal this 8 day of February, 19 89

Yisa Ann Hartfield
Notary Public

My commission expires:
My Commission Expires April 18, 1990

NOTARY MUST AFFIX SEAL

ACKNOWLEDGEMENT FOR CORPORATION

State of Alabama }
_____ County, }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that _____

whose name as _____ of _____ a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, 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 _____ day of _____, 19 _____

Notary Public

My commission expires:

NOTARY MUST AFFIX SEAL

BOOK 227 PAGE 97

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

89 FEB 20 AM 8:13

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Doc. Tax \$ _____
2. Mtg Tax 121.50
3. Recording Fee 10.00
4. Indexing Fee 1.00
TOTAL 132.50

By _____

TO _____

**JUNIOR
MORTGAGE DEED**

STATE OF ALABAMA

_____ County

Office of the Judge of Probate

I hereby certify that the within mortgage was filed

in this office for record on the _____

day of _____, 19 _____

at _____ o'clock _____ M., and was duly

recorded in Volume _____ of Mortgages,

at page _____, and examined.

Judge of Probate.