

This instrument was prepared by

(Name) Central State Bank

(Address) P. O. Box 180, Calera, AL 35040

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

W. Scott Vaughn, a single man

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Jimmy W. Doss and wife,
Margaret A. Doss

(hereinafter called "Mortgagee", whether one or more), in the sum

of Twelve Thousand and no/100-----

(\$ 12,000.00), evidenced by that certain real estate mortgage note which bears interest
as provided therein, which is payable in accordance with its terms, and which is payable
in 83 installments starting May 5, 1989.

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt
payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors, W. Scott Vaughn, a single man

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described
real estate, situated in Shelby County, State of Alabama, to-wit:

SEE ATTACHED PAGE FOR LEGAL DESCRIPTION

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FOR FILE

To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees 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, first above named undersigned agrees 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, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or 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 expended by said Mortgagee for taxes, assessments or insurance, shall become a debt to said Mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured shall at once 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, agents or 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 en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) 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 attorney's fee; Second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other incumbrances, with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the day of sale; and Fourth, the balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF the undersigned

have hereunto set his signature his and seal, this

18th day of February

19 89

W. Scott Vaughn

(SEAL)

(SEAL)

(SEAL)

(SEAL)

THE STATE of ALABAMA
SHELBY

COUNTY

I, Laurie Robinson
hereby certify that W. Scott Vaughn, a single man

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

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 he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 18th day of February, 19 89

Laurie Robinson Notary Public.

THE STATE of

COUNTY

My Commission Expires September 16, 1989

I,
hereby certify that

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

whose name as of
a corporation, 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 such conveyance, 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 the day of, 19

Notary Public

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Return to:

TO

MORTGAGE DEED

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guaranty Division
TITLE INSURANCE - ABSTRACTS
Birmingham, Alabama

Central State Bank
P. O. Box 180
Calera, AL 35040

Commence at the intersection of the centerline of the L & N Railroad and the Southern Railroad Main Line in the Town of Calera, Alabama; thence run South along the centerline of the L & N Railroad main track a distance of 320.10 feet; thence turn an angle of 90 deg. 38 min. to the right and run West a distance of 175.35 feet to the centerline of a concrete block wall and the point of beginning; thence turn an angle of 89 deg. 43 min. to the left and run south through and in line with the centerline of said wall a distance of 150 feet to the south line of the north half of Block 6 of Dunstan's Map of the Town of Calera, Alabama; thence turn an angle of 89 deg. 42 min. to the left and run East a distance of 24.50 feet; thence turn an angle of 90 deg. 17 min. to the left and run North along and in line with the centerline of a concrete wall a distance of 150 feet to the north line of said Block 6; thence turn an angle of 90 deg. 17 min. to the left and run West a distance of 24.50 feet to the point of beginning; being situated in Shelby County, Alabama.

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

89 APR 17 PM 1:18

Thomas A. Swearingen, Jr.
JUDGE OF PROBATE

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1. Genl Tax	\$	
2. Mtg Tax		<u>18.00</u>
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>2.00</u>
TOTAL		<u>27.50</u>