

This instrument was prepared by Cynthia T. Joiner

(Name) Guaranty Federal Savings and Loan

(Address) 2030 1st Ave. N. Birmingham, Al
35203



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8028
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

MORTGAGE-

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Martha Carroll and Husband Thomas W. Carroll

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

Guaranty Federal Savings and Loan Association

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

of Sixteen Thousand and 00/100-----Dollars
(\$ 16,000.00), evidenced by

A Note of Even Date

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,
Martha Carroll and Thomas W. Carroll

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

Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, Commence at the NW corner of the above said $\frac{1}{4}$ - $\frac{1}{4}$ Section for the point of beginning; Thence in an Easterly direction along the North line of the said $\frac{1}{4}$ - $\frac{1}{4}$ Section run a distance of 129.03 feet to the Westerly right of way line of County highway No. 17; Thence turn an angle of 76 Degrees 48 $\frac{3}{4}$ Minutes to the right along the said right of way line for a distance of 154.67 feet; Thence turn an angle of 103 Degrees 11 $\frac{1}{4}$ Minutes to the right for a distance of 161.37 feet to the West boundary line of the above said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 88 Degrees 54 $\frac{1}{4}$ Minutes to the right and along the said West boundary for a distance of 150.64 feet to the point of beginning.

Property Address: 6170 Hwy 17
Helena, Al 35080

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

Professional

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

Martha Carroll and Thomas W. Carroll

have hereunto set their signatures and seal, this 21st day of April, 19 89

Martha Carroll (SEAL)
Martha Carroll (SEAL)
Thomas W. Carroll (SEAL)
Thomas W. Carroll (SEAL)

THE STATE of Alabama

Shelby COUNTY

I, Cynthia J. Patterson, a Notary Public in and for said County, in said State, hereby certify that Martha Carroll and Thomas W. Carroll

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 was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 19 89

Cynthia J. Patterson, Notary Public. 6-8-92

THE STATE of

COUNTY

I, 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 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

TO

MORTGAGE DEED

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

89 APR 26 PM 3:18

Thomas A. Swenson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$
2. Mfg Tax 24.00
3. Recording Fee 5.00
4. Indexing Fee 2.00
TOTAL 31.00

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P.O. BOX 10491 • PHONE (205) 331-8828

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company