[redacted] [redacted] [redacted]

691

REAL ESTATE MORTGAGE

FIRST NATIONAL LOANS, INC. - LENDER
3083 Pelham Parkway
Pelham, AL 35124

DATE OF NOTE AND THIS MORTGAGE	AMOUNT OF NOTE:	FIRST PAYMENT DUE DATE	FINAL PAYMENT DUE DATE
11-6-89	$ 780.00	12-6-89	11-6-90
NOTE PAYABLE IN: 12 MONTHLY PAYMENTS	MONTHLY PAYMENTS (EXCEPT FINAL): $ 65.00	FINAL PAYMENT EQUAL IN ANY CASE TO UNPAID BALANCE OF NOTE	

MORTGAGORS (NAMES AND ADDRESS):

Beverly Ann Hill, an unmarried woman
P. O. Box 181
Helena, AL 35080

This Real Estate Mortgage prepared by:

Robbie Roy
3083 Pelham Parkway
Pelham, AL 35124

STATE OF ALABAMA, SHELBY COUNTY:

KNOW ALL MEN BY THESE PRESENTS: That the Mortgagors above named are indebted on their Promissory Note above described, payable to the order of the above named Mortgagee, at its address shown above and evidencing a loan made there by said Mortgagee. Said Note is payable in monthly installments and according to the terms thereof, payment may be made in advance in any amount at any time and default in making any monthly payment shall, at the option of the holder of the Note and without notice or demand, render the entire unpaid balance thereof and accrued interest thereon at once due and payable; and said Note shall bear interest at the rate of 8% per annum from maturity until fully paid.

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NOW, THEREFORE, in consideration of said loan and to further secure the payment of said Note and any future Note or Notes executed and delivered to Mortgagee by Mortgagors at any time before the entire indebtedness secured hereby shall be paid in full, evidencing either a future loan by Mortgagee or a refinancing of any unpaid balance of the Note above described, or renewal thereof, or both such future loans and refinancing, but not exceeding a total indebtedness at any one time of $4000, the Mortgagors hereby grant, bargain, sell and convey to the Mortgagee the following described real estate lying and being situated in SHELBY County, State of Alabama, to-wit: Commence at the Northeast corner of the SW¼ of the NW¼ of Section 15, Township 20 South, Range 3 West, thence run South and along the East line for a distance of 366.44' feet to a point in the centerline of a paved Alley, thence run N 87° 39' W and along the centerline of said alley for a distance of 240.93' feet, thence run South and parallel to said East line for a distance of 10.01' feet to a point on the south margin of said Alley and the point of beginning. Thence continue along same line for a distance of 240.0' feet, thence run S 72° 24' W and parallel to said alley for a distance of 45.0' feet, thence run North for a
warranted free from all incumbrances and against any adverse claims.

(CONTINUED ON REVERSE)

TO HAVE AND TO HOLD the aforegranted premises, together with the improvements and appurtenances thereunto belonging, unto the said Mortgagee, its successors and assigns forever.

UPON CONDITION, HOWEVER, that if Mortgagors shall well and truly pay, or cause to be paid, the said Note or Notes, and each and all of them, and each and every installment thereof when due, then this conveyance shall become null and void. But should Mortgagors fail to pay the Note or Notes, or any installment thereof when due, then Mortgagee, its successors, assigns, agents or attorneys are hereby authorized and empowered to sell the said property hereby conveyed at auction for cash, in front of the Court House Door in the County in which the said property is located, first having given notice thereof for four successive weeks by publication in any newspaper published in the County in which said property is located, and execute proper conveyance to the purchaser, and out of the proceeds of said sale the Mortgagee shall first pay all expenses incident thereto, together with a reasonable attorney's fee, then retain enough to pay said Note or Notes and interest thereon, and the balance, if any, pay over to the Mortgagors. The Mortgagee or its assigns are authorized to bid for said property and become the purchaser at said sale. Attorney's fee limited to 15% of the unpaid balance at the time of default.

Mortgagors further specially waive all exemptions which Mortgagors now or hereafter may be entitled to under the Constitution and laws of this or any other State. Whenever the context so requires plural words shall be construed in the singular.

IN TESTIMONY WHEREOF, Mortgagors have hereunto set their hands and affixed their seals this Sixth day of November, 19 89.

CAUTION — It Is Important That You Thoroughly Read The Contract Before You Sign It.

Witness: Adam Brothers

Beverly Ann Hill (L.S.) SIGN HERE

Witness: ______

(L.S.) SIGN HERE

(If married, both husband and wife must sign)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that Beverly Ann Hill, an unmarried woman,

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, She executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of November, 19 89.

Angela D. Brothers

Notary Public.

Account No.

MY COMMISSION EXPIRES OCTOBER ...

(CONTINUED FROM FRONT)

distance of 240.0' feet, thence run N72° 24' E for a distance of 45.0' feet to the point of beginning.

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

89 NOV 13 AM 10:35

JUDGE OF PROBATE

1. Deed Tax	$	
2. Mtg	$	1.20
3. R[illegible] Fee	$	5.00
4. [illegible] Fee	$	3.00
[illegible]	$	
[illegible] Stamp Fee	$	1.00
Total	$	10.20

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