

REAL ESTATE MORTGAGE

1897
 MAIL TO:

FIRST NATIONAL LOANS, INC. - LENDER

616 Red Lane Road
 Birmingham, AL 35215

DATE OF NOTE AND THIS MORTGAGE 9-24-91	AMOUNT OF NOTE 1800.00	FIRST PAYMENT DUE DATE 11-1-91	FINAL PAYMENT DUE DATE 10-1-94
NOTE PAYABLE IN 30 MONTHLY PAYMENTS	MONTHLY PAYMENTS (EXCEPT FINAL) 60.00		FINAL PAYMENT EQUAL IN ANY CASE TO UNPAID BALANCE OF NOTE
MORTGAGOR'S (NAME AND ADDRESS) Beverly Ann Hill, an unmarried woman P. O. Box 181 Helena, AL 35080			

This Real Estate Mortgage prepared by:

Elaine Sweeney
 616 Red Lane Rd.
 Birmingham, AL 35215

STATE OF ALABAMA, JEFFERSON 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.

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 \$5000, 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: This is a continuation of Real Estate Mortgage dated 11-6-89 and recorded in Vol. 265 Pg. 749 in Shelby County on unimproved land located on Davison Drive in Helena, Shelby County, AL.

Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 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 warranted free from all incumbrances and against any adverse claims. (CONTINUED ON REVERSE SIDE)

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 24th day of

September

91

CAUTION - It is Important That You Thoroughly Read The Contract Before You Sign It

Witness:

Chris Beath

Beverly Ann Hill (I.S.)

SIGN HERE

Witness:

STATE OF ALABAMA

JEFFERSON 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 24th day of September, 1991

MY COMMISSION EXPIRES AUG 24, 1994

Angela D. Beath
 Notary Public.

Account No.

(CONTINUED FROM FRONT)

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 distance of 240.0' feet, thence run N 72° 24' E for a distance of 45.0' feet to the point of beginning.

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

91 SEP 27 AM 10:40

Thomas W. Jennings
JUDGE OF PROBATE

1. Deed Tax	
2. Mtg. Tax	<u>2.70</u>
3. Recording Fee	<u>2.00</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	
6. Certified Fee	<u>1.00</u>
Total.....	<u>11.70</u>