(Name) First Federal of Alabama, E	FSB	
(Address) 701 Highway 31 South, #20	01, Birmingham, AL 3521	6
Form 1-1-22 Rev. 1-66 MORTGAGE — First Federal of Alabama,	FSB	• /
STATE OF ALABAMA COUNTY Jefferson KNOV	W ALL MEN BY THESE PR	ESENTS: That Whereas,
	B. G. Winford Bu	ilders, Inc.
(hereinafter called "Mortgagors", whether o	ne or more) are justly indebted	d, to
FIRST FEDERAL OF ALABA	MA, FSB	
of Twenty-Nine Thousand Nine Hundred	(hereinafter called "Mortga d Twenty-Five and NO/100	gee", whether one or more), in the sum Dollars
(\$ 29,925.00) I evidenced by one pron from date and at the rate therein p the manner as provided in said note	provided and which said	indebtedness is payable in
And Whereas, Mortgagors agreed, in incurrance the prompt payment thereof.	ring said indebtedness, that th	is mortgage should be given to secure
NOW THEREFORE, in consideration of the	premises, said Mortgagors,	B. G. Winford Builders, Inc.
and all others executing this mortgage, do he ng described real estate, situated in Si	reby grant, bargain, sell and co he1by	onvey unto the Mortgagee the follow- County, State of Alabama, to-wit:
Lot 24, according to the Survey in Map Book 16, page 81, in the	of SouthPointe, 9th Sect Probate Office of Shelby	tor, Phase 2, as recorded y County, Alabama.

This instrument was prepared by:

Inst # 1993-40566

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SHELBY COUNTY JUDGE OF PROBATE
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56.00

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

To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, hears, and assigns forever; and for the purpose of further securing the payment of said inceptedness, the undersigned agrees to gay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgages 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 turnado 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 Morigagees 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 he 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 possesmion of the premises bereby 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 on 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 B. G. Winford Builders, Inc.

MORTG

have hereunto set his signature and seal, this	5th day of November , 19 93	3
	B. G. WINFORD BUILDERS, INC.	(SEAL
	100 m	(SEAL)
	Brett G. Winford, President	(SEAL)
		(SEAL)
THE STATE of COUNTY		
I,	, a Notary Public in and for said County, in	said State
hereby certify that		
whose name signed to the foregoing conveyance, and wi	ho known to me acknowledged before me	on this day
that being informed of the contents of the conveyance	executed the same voluntarily on the day the same	bears date
Given under my hand and official seal this	day of , 19 Notary	Public.
THE STATE of Alabama		
Jefferson COUNTY I, the undersigned authorith bereby certify that Brett G. Winford	, a Notary Public in and for said County, in	ı said State
whose name as President of a corporation, is signed to the foregoing conveyance, and wheing informed of the contents of such conveyance, he, as for and as the act of said corporation.		
Given under my hand and official seal, this the 5ht	Margie R Bryast No	tary Public
	NOTARY PUBLIC STATE OF ALLEMAN AT LARCE. MY COMMISSION EMPTRES: Lon. v. 1907. BONDED THEU NOTARY PUBLIC UNDERWESTERS.	
DEED	ROM. FSB	388 5502-1388

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11:49 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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