

294-1272

The State of Alabama }

SHELBY County.

THIS INDENTURE, made and entered into this 28th day of February, 1994

by and between DAN TUCK, a married man

parties of the first part, hereinafter referred to as mortgagor, and FIRST FEDERAL BANK, A FEDERAL SAVINGS BANK

party of the second part, hereinafter referred to as mortgagee,

Witnesseth:

WHEREAS, the said DAN TUCK
justly indebted to the party of the second part in the principal sum of ONE HUNDRED THOUSAND AND NO/100ths
(\$100,000.00)
as evidenced by note bearing even date herewith, payable as follows:

On demand, bearing interest as provided in said note. (This is a FUTURE ADVANCE MORTGAGE, and the said
\$ 100,000.00 indebtedness shall be advanced by mortgagee to mortgagor in accordance with a construction loan
agreement of even date herewith, the terms of which agreement are made a part of this mortgage.) In addition to the said
\$ 100,000.00 principal amount with interest, this mortgage shall also secure any and all other additional indebted-
ness now or hereafter owing by mortgagor to mortgagee.

NOW, THEREFORE, the parties of the first part, in consideration of the premises, and to secure the payment of said indebted-
ness and the compliance with all the stipulations herein contained, have bargained and sold, and do hereby grant, bargain, sell, alien,
and convey unto the party of the second part, its successors and assigns, the following described real estate, lying and being situated
in the town of Alabaster County of Shelby, State of Alabama, to-wit:

Lot 59, according to the survey of Kentwood, 1st Addition, as
recorded in Map Book 17, page 115 in the probate Office of
Shelby County, Alabama, being situated in Shelby County, Alabama.

This property does not constitute the homestead of the Grantor nor
that of his spouse.

This is a Purchase Money Mortgage.

Inst # 1994-08460

03/16/1994-08460
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 KJS 163.50

TOGETHER WITH all building materials, equipment, fixtures and fittings of every kind or character now owned or hereafter
acquired by the mortgagor for the purpose of or used or useful in connection with the improvements located or to be located on
the hereinabove described real estate, whether such materials, equipment, fixtures and fittings are actually located on or adjacent
to said real estate or not, and whether in storage or otherwise, wheresoever the same may be located. The personal property herein
conveyed and mortgaged shall include, without limitation, all lumber and lumber products, bricks, building stones and building
blocks, sand and cement, roofing material, paint, doors, windows, hardware, nails, wires and wiring, plumbing and plumbing
fixtures, air-conditioning and heating equipment and appliances, electrical and gas equipment and appliances, pipes and piping,
ornamental and decorative fixtures, and in general all building material and equipment of every kind and character used or useful
in connection with said improvements.

IN TESTIMONY WHEREOF, the undersigned have hereunto set their hands and seals, on this the day and year first above written.

Witnesses

DAN TUCK

BY  (Seal)

Dan Tuck (Seal)

(Seal)

(Seal)

STATE OF ALABAMA, COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that
SHELBY Dan Tuck
those names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being in-
formed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this 28th day of February, 1994.
[Signature]
Notary Public.

STATE OF ALABAMA, COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that
on this day came before me the within named
known to me to be the wife of the within named
who, being examined separately and apart from the husband touching her signature to the within conveyance, acknowledged that she
signed the same of her own free will and accord, without fear, constraints or threats on the part of the husband.
In Witness Whereof, I have hereunto set my hand and official seal, this
Notary Public.

STATE OF ALABAMA, COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that
on this day came before me the within named
known to me to be the wife of the within named
who, being examined separately and apart from the husband touching her signature to the within conveyance, acknowledged that she
signed the same of her own free will and accord, without fear, constraints or threats on the part of the husband.
In Witness Whereof, I have hereunto set my hand and official seal, this
Notary Public.

STATE OF ALABAMA, COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being in-
formed 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
Notary Public.

STATE OF ALABAMA, COUNTY. I, the undersigned authority, in and for said County, in said State, hereby certify that
whose name as President of the
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being in-
formed of the contents of the 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
Inst # 1994-08460
03/16/1994-08460
03:59 AM CERTIFIED
Notary Public
SHELBY COUNTY JUDGE OF PROBATE
003 HJS 163.50

STATE OF ALABAMA		MORTGAGE DEED	
Office of the Judge of Probate			
I hereby certify that the within mortgage			
made in this office for record on the			
day of			
at o'clock M. and was duly recorded			
in Volume of Mortgage at			
and executed			
Judge of Probate			