

The State of Alabama,

Know All Men By These Presents:

SHELBY County.

That for and in consideration of Donald S. Graham & Linda S. Graham indebtedness to Jack L. Berdeaux in the sum of Four Thousand Dollars + 10/100 Dollars evidenced by 1 promissory note dated 2-20, 1976 and payable As Follows: 26 Monthly Payments of One Hundred Twenty Nine Dollars + 23/100

and for the purpose of securing the same the said Donald S. Graham & Linda S. Graham

do hereby grant, bargain, sell and convey to said Jack L. Berdeaux the following property situated in Shelby Co County, Alabama, to-wit: 675 U.S. Hwy 380 - 22.8 Acres in The Township of Harpersville, AL

02/21/1996-05503
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DUE 17.00

Warranted free from all encumbrances and against any adverse claims.

Upon condition, however, That if Donald S. Graham & Linda S. Graham pay said note to the said Jack L. Berdeaux or h assigns with interest this deed to be void; but if fail to pay said Jack L. Berdeaux in whole or in part at maturity, then the entire indebtedness hereby secured shall become due and payable and Due in Full Plus Interest the said h agents or assigns are authorized to take possession of said property, after giving 10 days notice by Jack L. Berdeaux

to sell the same at auction to the highest bidder, for cash, in front of the court house door in said county, and the proceeds devote to the paying first the expense of advertising and selling, and the payment of a reasonable attorney's fee for foreclosing this mortgage, and second, the amount with interest that may be due on said note and the surplus, if any, to be turned over to the undersigned. And the mortgagee or assigns are authorized to bid for said property and become the purchaser at said sale.

Witness my hand and seal this 20th day of Feb 1976

Subscribing witness:

Donald S. Graham
Jack L. Berdeaux

THE STATE OF ALABAMA, } I, Ann C. Wiggins
County

a Mary Public in and for said County, in said State, hereby
certify that Donald S. Graham & Linda E. Graham
whose name signed to the foregoing conveyance, and who known to me,
acknowledged before me on this day, that, being informed of the contents of this conveyance,
executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 20th day of July A. D. 1996
Ann C. Wiggins
5/15/97

THE STATE OF ALABAMA, } I,
County

a _____ in and for said County, in said State, hereby
certify that _____, a subscribing witness
to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated
that _____, the Grantor
voluntarily executed the same in _____ presence, and in the presence of the other subscribing witness, on the
day the same bears date; that _____ attested the same in the presence of the Grantor _____, and of the
other witness, and that such other witness subscribed _____ name as a witness in _____ presence.
Given under my hand, this _____ day of _____ A. D. 19 _____

THE STATE OF ALABAMA, } I,
County

02/21/1996-07503
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

a _____ in and for said County, in said State, hereby
certify that on the _____ day of _____ 19_____, came before me the
within named _____ known to me (or made known to me),
to be the wife of the within named _____
who, being examined separate and apart from the husband, touching her signature to the within _____
acknowledged that she signed the same of her own
free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this _____ day of _____ A. D. 19 _____

Donald S. Graham &
Linda E. Graham
TO
Jack L. Berdeaux

MORTGAGE

THE STATE OF ALABAMA
Shelby County

I, _____
Judge of the Probate Court of said County, hereby
certify that the foregoing conveyance was filed for
registration in this office on the _____ day of _____
19_____, and was recorded
in Volume _____ Records of Deeds,
Page _____ on the _____ day of _____ 19_____
Judge of Probate.

02/21/1996-07503
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Recording Fee, \$ _____
State Tax \$ _____

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