

THIS INSTRUMENT PREPARED BY:

NAME PATRICIA A. HUMPHRIES  
ADDRESS 3305 Loma Road # 11 Birmingham, Al. 35216  
MORTGAGE— SECOND MORTGAGE

State of Alabama

SHELBY

COUNTY

FIXED RATE MORTGAGE

Know All Men By These Presents, that whereas the undersigned ARTHUR W. MILLER AND WIFE VICTORIA MILLER  
justly indebted to NATIONSCREDIT FINANCIAL SERVICES CORPORATION OF ALABAMA  
in the sum of TEN THOUSAND TWO HUNDRED THIRTY SIX DOLLARS AND .95/1.00 (\$10,236.95)  
evidenced by a promissory note of even date executed herewith

and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due,  
MAY 26, 1996 and every month thereafter until the balance is paid in full.

Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned,  
ARTHUR W. MILLER AND WIFE VICTORIA MILLER

do, or does, hereby grant, bargain, sell and convey unto the said NATIONSCREDIT FINANCIAL SERVICES CORP. OF ALABAMA  
(hereinafter called Mortgagee) the following described real property situated in

SHELBY

County, Alabama, to-wit:

Lot 80 according to the map and survey of Meadow Brook 12th Sector, as recorded  
in map book 9, page 27, in the probate office of Shelby County, Alabama.  
Situated, lying and being in Shelby County, Alabama.

Said property is warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all superior liens, taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, said Mortgagee has the option of paying off the same; and to further secure said indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee; the policy, if collected, will be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for superior liens, taxes, assessments or insurance shall become a debt to said Mortgagee, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date of payment by said Mortgagee and be at once due and payable.

The security interest granted by this mortgage secures a loan that is a (check one box below)

☒ Fixed rate loan.

☐ Variable rate loan.

Upon condition, however, that if the undersigned pays indebtedness and reimburses said Mortgagee for any amounts Mortgagee may have expended for superior liens, taxes, assessments and insurance, and the interest thereon, then this conveyance shall be null and void; but should default be made in the payment of any sum expended by the said Mortgagee, 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 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, or if any statement of lien is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the lien on which such statement is based, then in any one of said events, the whole of said indebtedness hereby secured shall at once become due and payable, and this mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the said Mortgagee shall be authorized to take possession of the premises hereby 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 having general circulation in the county where said premises are located, sell the same in lots or parcels or en masse as Mortgagee may deem best, in front of the Court House door in said County at public outcry to the highest bidder for cash and apply the proceeds of said sale: First, to the expense of advertising, selling and conveying, including reasonable attorney's fees pursuant to the terms of said promissory note; Second, to the payment of any amounts that may have been expended, or that it may be necessary then to expend in paying superior liens, 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 remainder, if any, to be turned over to the undersigned

Inst # 1996-13302

04/24/1996-13302  
10:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
26.45  
002 REL

203CCT-96661 • 1501

he undersigned further agree that said Mortgagee may bid at said sale and purchase said property if Mortgagee is the highest bidder therefor; and undersigned further agree to pay to said Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, a reasonable attorney's fee pursuant to the terms of said promissory note

If all or any part of the property or an interest in the property is sold or transferred by the undersigned without Mortgagee's prior written consent, Mortgagee, at Mortgagee's option and in accordance with federal law, may require immediate payment in full of the entire amount secured by this mortgage upon demand

It is expressly understood that the word "Mortgagee" whenever used in this mortgage refers to the person, or to the persons, or to the corporation named as grantee or grantees in the granting clause herein

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agents and assigns of said Mortgagee, if a corporation

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22nd day of April 19 96

WITNESSES:

*Salmon A. Humphreys*  
*Sara Williams*

*Arthur W. Miller*  
ARTHUR W. MILLER (HUSBAND)

(Seal)

*Victoria Miller*  
VICTORIA MILLER (WIFE)

(Seal)

(Seal)

(Seal)

Person signing immediately below signs to subject his or her interests in the property described on the reverse side, including any right to possession after foreclosure, to the terms of this mortgage and to waive his or her homestead exemption in the real estate described on the reverse side. Person signing immediately below is not personally liable.

WITNESS

(Seal)

STATE OF Alabama

Jefferson

County

General Acknowledgment

I, the undersigned,

*Larry D. Kizziah*

a Notary Public in and for said County in said State,

hereby certify that ARTHUR W. MILLER AND WIFE VICTORIA MILLER

whose name s are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed 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 22nd day of April 19 96

Notary Public

STATE OF

COUNTY OF

Corporate Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that

whose name as President of

a corporation, 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, 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 the day of 19

Notary Public

ALABAMA DE MORTGAGE, FORM 001-0795 8/94

04/24/1996-13302  
10:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 NEL 26.45

STATE OF ALABAMA

Shelby

County

Office of the Judge of Probate

MORTGAGE

Fixed Rate Mortgage

Judge of Probate

NATIONSCREDIT FINANCIAL SERVICES CORP. OF ALABAMA  
3305 Lorna Road # 11  
Birmingham, Alabama 35216

Return to