This instrument was prepared by:	
(Name) First Federal of the So 3055 Lorna Road, #100 (Address) Birmingham, AL 35216	
MORTGAGE — STATE OF ALABAMA COUNTY Jefferson	KNOW ALL MEN BY THESE PRESENTS: That Whereas, Mayfield Homebuilders, LLC

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to First Federal of the South

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors,

Mayfield Homebuilders, LLC

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in Shelby County, State of Alabama, to-wit

Lot 327, according to the Survey of Weatherly Wixford Moor, Sector 24, as recorded in Map Book 20, page 144, in the Probate Office of Shelby County, Alabama.

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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 Mortgages, Mortgagee's sucressors, heirs, and sasigra forever; and for the purpose of further securing the payment of said indebtedness, the understand agrees to [as ail taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, 're taid Mortgagee may at biortgagee's option pay off the same; and to further secure said indebtedness, first above named at terrighed agrees to keep the improvements on said real entate insured against loss or damage by fire, lightning and ternade 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 puncies to said Mortgagee; and if undersigned fail to keep said property insured as above specified; or fall to deliver said insurance in licies 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 obvered by this Mortgage, and bear interest from date of payment by said Mortgages, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reinsburses said Mortgagee or assigns for any amounts Mortgagers may have expended for taxes, assessments, and maurance, 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 Murigages 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 be 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 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 published In said County and State, sell the same in lots or parcels or an 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 outery, to the highest bidder for cash, and apply the proceeds of the sale: First, to the expense of advertising, seiling 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 integest 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 Mortgages 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 sectred.

to minuted wurdens the undersigned

IN WITHESS WHE	CEOF THE SHALL	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
have hereunto est	aignatura	and seal, this	Ma	January Lyfield Homebuild Lyfield Fr., Man	ers, LLC (SEAL) aging Member (SEAL)
					(SEAD)
THE STATE of Alab Jefferso	_	טעאדיי }			said County, in said State,
	rsigned autl		, <b>a</b> N	otary Public in and for	para county, in the
hereby certify that	M. D. Mayfi	ield, Jr.			
whose name he signed that being informed of t Given under my ham	he contents of th	ne conveyance he	day of	known to me acknowled	e day the same bears date , 1997  Notary Public.
THE STATE of Alab Jefferso		OUNTY }	BONDED TI	UBLIC STATE OF ALABAMA ATE. MISSION EXPIRES: Aug. 13, HRU NOTARY PUBLIC UNDERWINGLERY Public in and for	1997.
whose name M	ontrhus of such	of g conveyance, and conveyance, he, as	ومسوما والمسا	to me, acknowledged be nd with full authority, ex	efore me, on this day that recuted the same voluntari:
Given under my has	nd and official se	al, this the	day of		• ¢ ¢
					, Notary Publi
		GE DEED			RM PROM

MORTGA

01/28/1997-02854 D1:51 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 47.75 DDS WEL