

Shelby COUNTY

Anne B. Dyer

565 Southbrook Village

Alabaster, Alabama 35007

DATE OF LOAN: 03/01/2000

DATE FINANCE CHARGE ACCRUAL BEGINS 03/06

20 00

LOAN NO. 2906/7820

Mortgagor(s) (Last name first) and address:

DAVIS, DAVID MARTIN and
wife, DAVIS, DONNA
505 Bates Road
Vincent, Alabama 35178

Mortgagee Name and address:

ADVANCED LOANS, INC.,
565 Southbrook Village
Alabaster, Alabama 35007(The term "Mortgagee" shall include any assignee to
whom this Mortgage is assigned.)

Secured indebtedness:

The principal sum of \$ 8,375.40

is scheduled to be paid in 60

monthly payments of \$ 258.00

and one of \$ Balance If Any

commencing on April 6,

20 00 with the other payments due on the

same day of each succeeding month. Final

payment is scheduled to be paid on

March 6 2005

COUNTY: Shelby

NOW ALL MEN BY THESE PRESENTS, THAT: the above-named Mortgagor(s) have become indebted to Mortgagee for the secured indebtedness described above
evidenced by a promissory note or retail installment contract of even date herewith (including any renewal or extension thereof or any amendment or modification
of the same), and the Mortgagee desires that the said indebtedness be secured as hereinafter set forth.NOW, THEREFORE, in consideration of the said indebtedness, and for other good and valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, and to secure the payment and performance of the secured indebtedness described above, each of the undersigned Mortgagor(s) (whether one or more,
hereinafter called "Mortgagor") do hereby grant, bargain, sell, and convey unto Mortgagee the following described real property (the "premises") situated in

Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 13,
Township 19, Range 3 East, Shelby County, Alabama; thence South a distance of 820.0 feet
to the point of beginning; thence North 89 degrees 58 minutes 35 seconds East a distance
of 1,255.21 feet; thence South 0 degrees 58 minutes 18 seconds East a distance of 424.34
feet; thence North 89 degrees 22 minutes 34 seconds West a distance of 1,262.50 feet;
thence North a distance of 410.0 feet to the point of beginning. This Mortgage on land
only and does not include any Mobile Homes or other buildings.

LESS AND EXCEPT:

Any portion of subject property lying within a public road right of way.

together with the hereditaments, appurtenances, easements, privileges and licenses thereto belonging or appertaining, and all buildings, structures, equipment, fixtures
and other improvements now or hereafter existing, erected or installed thereon.Mortgagor warrants that Mortgagee owns said property in fee simple and has a good and lawful right to mortgage the same to Mortgagee and that said property is
free of encumbrances and adverse claims other than the lien for current ad valorem taxes and a mortgage in favor of

None

(If none, so state)

TO HAVE AND TO HOLD the above granted premises unto Mortgagee, its successors and assigns, in fee simple, forever.
For the purpose of further securing the payment of said indebtedness, Mortgagor agrees to pay all taxes or assessments when legally imposed upon said premises
and, should default be made in the payment of same, Mortgagee has the option of paying off the same for Mortgagor. To further secure said indebtedness, Mortgagor
agrees to keep the buildings on the premises continuously insured in such amounts, in such manner and with such companies as may be satisfactory to Mortgagee
against the loss by fire (including so-called extended coverage), wind and such other hazards (including flood and water damage) as Mortgagee may specify from time
to time, with loss, if any, payable to Mortgagee, and will deposit with Mortgagee policies of such insurance or, at Mortgagee's election, certificates thereof, and will
pay the premiums therefor as the same become due. Mortgagor shall have the right to provide such insurance through a policy or policies independently obtained
and paid for by Mortgagor or through an existing policy. Mortgagee may, for reasonable cause, refuse to accept any policy of insurance obtained by Mortgagor.
Mortgagor shall give immediate notice in writing to Mortgagee of any loss or damage to the premises from any cause whatever. If Mortgagor fails to keep said premises
insured as above specified, Mortgagee may insure said premises (but Mortgagee is not obligated to do so) for its insurable value, or the unpaid balance of the
indebtedness, against loss by fire, wind and other hazards for the benefit of Mortgagor and Mortgagee or for the benefit of Mortgagee alone, at Mortgagee's election.
All amounts so expended by Mortgagee for taxes, assessments, or insurance shall become a debt of Mortgagor to Mortgagee, additional to the debt hereby specifically
secured, shall be covered by this Mortgage, shall bear interest from the date of payment by Mortgagee at the same rate as the promissory note secured hereby, and
shall be at once due and payable.UPON CONDITION, HOWEVER, that if Mortgagor pays said indebtedness and reimburses Mortgagee for any amounts Mortgagee may have expended for taxes,
assessments, and insurance and the interest thereon, then this conveyance shall be and become null and void; however, should (i) default be made in the payment
of any sum expended by Mortgagee, or in the payment of said indebtedness hereby secured or any part thereof or the interest thereon remain unpaid at maturity; (ii)
the interest of Mortgagee in said property become endangered by reason of the enforcement of any prior lien or encumbrance thereon so as to endanger recovery of
the debt hereby secured; or (iii) any statement of lien be filed under the statutes of Alabama relating to the liens of mechanics and materialmen without regard to the
existence or nonexistence of the debt or any part thereof or of the lien on which such statement is based, then in any one or more of said events, the whole of said
indebtedness hereby secured shall at once become due and payable and this Mortgage subject to foreclosure at the option of Mortgagee. Mortgagee shall be authorized
to take possession of the premises hereby conveyed and, with or without first taking possession, after giving notice by publishing once a week for three (3) consecutive
weeks the description of the property to be sold and the time, place, and terms of sale in some newspaper published in said county and state where the premises are
located, to sell the same in lots or parcels or en masse as Mortgagee may deem best in front of the Courthouse 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 a reasonable attorney's fee; second, to the
payment of any amounts that may have been expended or that may then be necessary to expend in paying insurance, taxes, and other encumbrances, with interest
thereon at the same rate as the promissory note secured hereby; third, to the payment of the secured indebtedness in full, whether the same shall or shall not have
fully matured at the date of said sale; and fourth, the balance, if any, to be paid over to Mortgagor. The undersigned further agrees that Mortgagee may bid at said
sale and purchase said property if the highest bidder therefor as though a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and
empowered to execute a deed to the purchaser thereof in the name of Mortgagor by such auctioneer as agent or attorney-in-fact. If the amount financed and secured
by this mortgage exceeds \$300.00 and Mortgagee, after default, engages an attorney who is not a salaried employee of Mortgagee to enforce or foreclose this
mortgage, Mortgagor will pay Mortgagee a reasonable attorney's fee, not to exceed 10% of the unpaid debt, and such fee shall be deemed a part of the expenses
incurred by Mortgagee in enforcing or foreclosing this mortgage, whether such mortgage be through exercise of the power of sale contained herein or through judicial
proceedings.Any estate or interest herein conveyed to Mortgagee or any right or power granted to Mortgagee in or by this Mortgage is hereby expressly conveyed and granted
to the heirs, successors, agents, and assigns of Mortgagee.

IN WITNESS WHEREOF, each of the undersigned has hereunto set his or her hand(s) and seal(s) on this the 1st day of March 20 00

NOTICE TO BORROWERS: CAUTION - IT IS IMPORTANT THAT YOU THOROUGHLY READ THIS CONTRACT BEFORE YOU SIGN IT.

WITNESS: 

David Martin Davis (SEAL)

WITNESS: 

Donna Davis (SEAL)

(ALL PERSONS HAVING AN INTEREST IN THE PROPERTY MUST SIGN)

STATE OF ALABAMA
Shelby COUNTYI, Michael A. Lewis, a Notary Public, hereby certify that David Martin Davis and Donna Davis,
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day that, being informed of
the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 1st day of March 20 00

(NOTARIAL SEAL)

My commission expires February 22, 2003

03/03/2000-06782

10:20 AM CERTIFIED

SHELBY COUNTY ALABAMA

001 MS 23.10

2000-06782