This instrument was prepared by

(Name) V WARD HAIKEKON, Agent, AL Bonding Co. Inc.

(Address) P.O. Box 211 Shelby, AL 35143

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Larry McMullins of 141 Pamarona Point Shelby, AL 35143

(hereinafter called "Mortgagors", whether one or more, are justly indebted, to

AL BONDING CO., INC.

(hereinafter called "Mortgagee", whether one or more, in the sum

of FIVE Thousand & 00/100 Dollars

($ 5000.00), evidenced by a promissory note(s) of even date and indemnity agreement of even date

23 Jun 00.

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, Larry McMullins

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:

Property located at 101 Hughes St. Columbiana, AL 35051

"See Annex A for Description of Property".

Inst # 2000-21146

06/23/2000-21146
04:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 21.00

To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado 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 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 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 covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, 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 Mortgagee 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 en 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 outcry, to the highest bidder for cash, and apply the proceeds of the 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 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 interest 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 Mortgagee 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 secured.

IN WITNESS WHEREOF the undersigned

have hereunto set signature and seal, this 23rd day of Jun , ~~19~~ 2000

Witnesses (2 required without notary)

____________________ x Larry R McMullins (SEAL)

____

THE STATE OF COUNTY

I, WARD Haralson , a Notary Public in and for said County, in said State,

hereby certify that LARRY McMULLINS

whose name(s) signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of Jun , ~~19~~ 2000

Ward H[illegible], Notary Public

THE STATE OF COUNTY

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

hereby certify that

whose name as __________ of AL Bonding Co., Inc. 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 such conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the ____ day of ________ , 19 __

____________________, Notary Public

TO

MORTGAGE DEED

826

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand, Nine Hundred, Ninety-five & no/100 ($8,995.00) and the assumption of mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles Henry Hughes and wife, Connie Lorene Hughes

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Larry Ray McMullins

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7 and the North 32 feet of Lot 8, all according to Owens Addition to Columbiana, according to Map as recorded in Map Book 3, on page 176 in the Probate Office of Shelby County, Alabama.

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003 MMS 21.00

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$8,637.73 of the purchase price above was paid from mortgage executed simultaneously herewith.

The proceeds of this loan have been applied on the purchase price of the property described herein conveyed to mortgagor simulanteously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this day of July, 19 82.

Tax .50 STATE OF ALA. SHELBY CO. I CERTIFY THIS (Seal)
Rec 1.50 INSTRUMENT WAS FILED
Ind 1.00 (Seal)
1982 JUL 27 AM 8:16
3.00 Rec'd Mtg 423-143 (Seal)
JUDGE OF PROBATE

Charles Henry Hughes (Seal)
(Charles Henry Hughes)
Connie Lorene Hughes (Seal)
(Connie Lorene Hughes)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Henry Hughes and wife, Connie Lorene Hughes whose names 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 day of [redacted] July [redacted] A. D., 1982.

[redacted]

Notary Public.