

This instrument was prepared by

(Name) Judy Bates

(Address) 200 Co Rd 405 Shelby, AL 35143

STATE OF ALABAMA

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Marie Payne + Johnny L. Payne

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

DAVENPORT BONDING COMPANY

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

of Seventy Five Thousand and $\frac{1}{2}$ Dollars

(\$ 75,000.00), evidenced by a promissory note(s) of even date and indemnity agreement of even date

October 16, 2000

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,

Marie Payne + Johnny L. Payne

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:

Parcel ID 332040000003001

Beg SW COR SW 1/4 SE 1/4 N 20 4.55 TO POB CONT
N 735.41 TO RD SE 710.91 S 503.73 W 716.79 TO POB
Acres 10.0 SQ FEET 435.600

See Exhibit "A"

Inst # 2000-36005

10/16/2000-36005
02:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 HMB 138.50

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 16 day of October, 192000
Witnesses (2 required without notary)

Marie Payne (SEAL)
Johnny L. Payne

THE STATE OF Alabama COUNTY Shelby

I, Judy Bates, a Notary Public in and for said County, in said State, hereby certify that Marie Payne + Johnny L. Payne 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 16 day of Oct, 192000

Judy Bates, 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 Davenport Bonding Company, 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

Exhibit 'A'

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Marie Payne
Johnny L. Payne
196 Hwy 46
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and no/100 (1.00) love and affection, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, CHARLES W. DAVENPORT and wife, MARY SUE DAVENPORT, (herein referred to as grantors), grant(s) bargain(s), sell(s) and convey(s) unto MARIE PAYNE and JOHNNY L. PAYNE, (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in SHELBY County, Alabama, to-wit:

Parcel I: Begin at the SW corner of the SW 1/4 of the SE 1/4 of Section 4, Township 24 North, Range 15 East; thence run North along West line of said 1/4 - 1/4 for 204.55 feet to the point of beginning; thence continue last described course for 735.41 feet to the Southerly right-of-way of Shelby County Highway #46; thence 101 degrees 54 minutes 06 minutes right run Southeasterly along said right-of-way for 710.91 feet; thence 76 degrees 16 minutes 16 seconds right run 503.73 feet; thence 84 degrees 59 minutes 27 seconds right run West 716.79 feet to the point of beginning. LESS AND EXCEPT a 40-foot easement for egress and ingress, the East line of said easement being along the East line of the above described property. According to survey of Thomas E. Simmons, RLS #12945, dated March 20, 1991.

SUBJECT TO: Easements, restrictions and rights-of-way of record.

\$40,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, WE are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that WE have a good right to sell and convey the same as aforesaid; that WE will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the

Inst # 1999-05762

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02/10/1999-05762
02:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 HMB 13.00