

This instrument was prepared by

(Name) John L. Hartman, III  
P. O. Box 846  
(Address) Birmingham, AL 35201-0846

  
20041025000587080 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
10/25/2004 14:30:00 FILED/CERTIFIED

**MORTGAGE- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama**

STATE OF ALABAMA  
COUNTY SHELBY

**KNOW ALL MEN BY THESE PRESENTS: That Whereas,**

JUDITH C. FRANKLIN, AND HUSBAND, FERDINANDO J. DEMARTINO

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

UNIVERSITY FEDERAL CREDIT UNION, a federally chartered credit union

(hereinafter called "Mortgagee", whether one or more), in the sum  
of THIRTY THOUSAND AND NO/100----- Dollars  
(\$ 30,000.00 ), evidenced by that certain Promissory Note executed simultaneously  
herewith.

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,

Judith C. Franklin, and husband, Ferdinando J. DeMartino

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 38 A, according to the Franklin Survey, as recorded in Map Book 32, page 71, in the Probate Office of Shelby County, Alabama.

This is a Second Mortgage and is inferior to that certain Mortgage dated July 13, 1992 executed by Judith Carol Franklin to South States Mortgage, Inc., filed for record July 20, 1992, recorded in Instrument 1992-14462, and subsequently transferred and assigned to Olympus Bank by Instrument recorded in Instrument 1994-12411, in the Probate Office of Shelby County, Alabama.

If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Mortgagor is transferred and Mortgagor is not a natural person) without Mortgagee's prior written consent, Mortgagee may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Mortgagee if exercise is prohibited by federal law as of the date of this Mortgage. If Mortgagee exercises this option, Mortgagee shall give Mortgagor notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Mortgagor must pay all sums secured by this Mortgage. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage without further notice or demand on Mortgagor.

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 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 Judith C. Franklin and husband, Ferdinando J. DeMartino have hereunto set our signatures and seal, this 7th day of October, 2004

*Judith C. Franklin* (SEAL)  
Judith C. Franklin  
*Ferdinando J. DeMartino* (SEAL)  
Ferdinando J. DeMartino (SEAL)

THE STATE of ALABAMA }  
JEFFERSON COUNTY }

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith C. Franklin and husband, Ferdinando J. DeMartino

whose name 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 7th day of October, 2004  
My Commission Expires: August 4, 2005

*J. H. [Signature]* 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 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 such 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 \_\_\_\_\_, \_\_\_\_\_, Notary Public

Return to: John L. Hartman, III, Attorney  
2700 Highway 280 South, Suite 460  
Birmingham, Alabama 35223

Judith C. Franklin and  
Ferdinando J. DeMartino  
TO

UNIVERSITY FEDERAL CREDIT UNION

**MORTGAGE DEED**

This form furnished by

**LAND TITLE COMPANY OF ALABAMA**  
317 NORTH 20th STREET  
BIRMINGHAM, ALABAMA 35203