20060117000023910 1/4 \$132.35 Shelby Cnty Judge of Probate, AL 01/17/2006 11:29:47AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY

Douglas W. Ingram. Attorney (NAME)

HAT-01314

9212 Brookhurst Dr., Suite 102 (STREET)

DEED OF TRUST

Birmingham, Alabama, 35235 (CITY, STATE, ZIP) (Security Instrument)

Account No.

	THIS DEED OF TRUST, made this the
between	James Patrick, a single man First party, and Kevin T. Clayton,
Trustee,	second party, and Vanderbilt Mortgage Finance. Inc, third party:

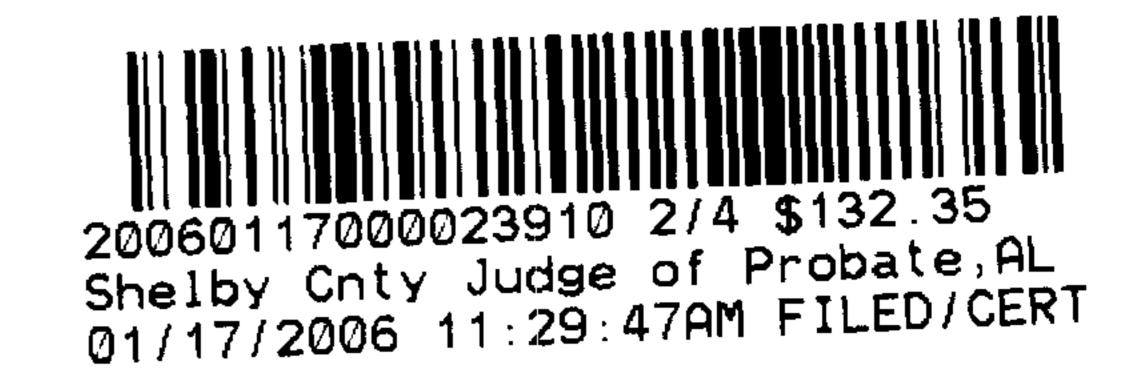
WITNESSETH: For and in consideration of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, and other consideration hereinafter mentioned, said first party has bargained and sold and does hereby bargain, sell, and confirm unto Kevin T. Clayton _____ Trustee, second party, his successors and assigns, forever, subject to payment of the entire indebtedness at maturity of the Retail Installment Contract hereinafter described, the following property situated in Shelby County, State of Alabama, and more particularly described as follows; to wit:

Lot No. 1, Lot No. 2, Block No. 3, according to the G. A. Nabors survey and addition to the town of Wilton, Alabama. All of which is recorded in the Judge of Probate office of Shelby County.

Said lands lie in Township 24, Range 12 East, Section 8.

TO HAVE AND TO HOLD said property hereby conveyed to the second party, and its successors, together with all improvements and appurtenances, and all fixtures now or hereafter attached to the property, thereon or to be placed thereon or thereunto in any wise belonging.

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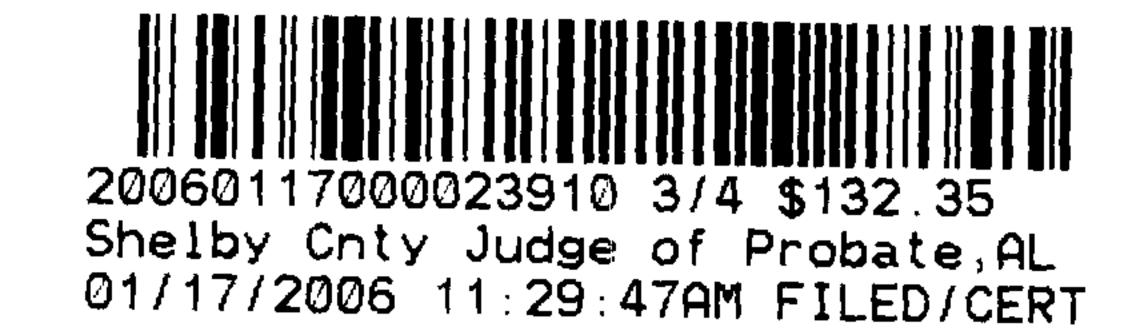
		that it is lawfully so bered, except for		erty, has a	good right to sell an	d convey same, and	that the
iI	n the office of	of the Judge of Prob	bate, N/A		County,	BookBookAlabama. First part	
whomsoe		and detend the titi	e of said property	, to the se	econd party, agains	t the lawful claims if	all persons
Contract 550	dated Jan Entry Fo 34.94	uary 9th 2006 in	the amount of: 16 16 14 T F to the third party	and any	d Thrity Fo	videnced by a certain or and 94/10cm	
extension	is and renew	Date of this instrumals of the whole or first party to third	any part thereof a	and any a	This Deed of all other and fur	Trust shall also secur ther indebtedness wh	re any and all nich may now or

In the event of any default in the performance of any of the obligations of any prior Deed of Trust listed above, third party or assigns may at their option (but shall not be under any duty or obligation so to do) make any payments or perform any acts necessary to relieve said default, and the costs thereof shall be added to the indebtedness hereby secured. Any such default in said prior Deed of Trust, may, at the option of the third party or assigns, be deemed a default under this instrument and third party may commence foreclosure. First party hereby assigns and transfers unto the third party and assigns, all surplus funds which may come into the hands of the holder of said prior Deed of Trust upon foreclosure of the same, hereby directing that the same be forthwith paid over to third party or its assigns, upon the debt hereby secured.

In the event of default by the first party in the observance if the Retail Installment Contract or default in the terms of any instrument pledged as security for the Retail Installment Contract, or default in any term or condition of any other obligation, agreement or indebtedness owing to the third party, then the principal amount of the Retail Installment Contract together with all earned finance charges less required rebates shall, at the option of the third party become immediately due and payable without demand or notice. All other terms, conditions and provisions of said Retail Installment Contract and any instrument securing said Retail Installment Contract are made a part of this Deed of Trust including but not limited to, provision for collection costs and 15% attorney's fee, if allowed by law. Furthermore, should the third party deem it necessary to incur any expenses in prosecuting, defending or protecting the property herein conveyed, or the title thereto, the first party shall be liable for the expenses incurred; and this instrument shall operate to secure the payment of same.

The said first party, until the said debt is paid, shall keep the buildings thereon, including the mobile home which is the subject of the Retail Installment Contract, insured against loss by wind, storm, fire, and such other casualty as may be required by third party, its successors or assigns, by such responsible insurance company or companies as shall be satisfactory to third party, its successors or assigns, with a Deed of Trust and subrogation clause satisfactory to third party to said policy or policies of insurance. In case of loss and payment by any insurance companies, the amount of the insurance money paid shall be applied either on the indebtedness secured hereby, or in rebuilding and restoring the damaged building as third party may elect. Said policies shall be payable to third party or its successors or assigns are hereby authorized to do so and to pay therefore and the sums so paid shall be added to the debt secured hereby and shall draw interest at the rate if six per centum per annum, or third party may commence foreclosure.

7.2.0



The first party agrees to pay all taxes, assessments, charges, amercements, special assessments, water rents or other municipal or governmental rates, charges, impositions or liens, or any of them or either of them which may be lawfully assessed against the premises hereby conveyed when due. If said taxes and insurance premiums hereinbefore referred to are not paid, the third party may, at its opinion, make payment thereof, and the amount so paid with interest thereon at six per centum per annum shall be added to and become part of the debt secured by this conveyance without waiver of any right arising from the breach of any of the covenants, and the amount so paid shall be a lien upon said property and shall become a part of the principal debt and be secured hereby, and shall be immediately due and payable, or third party may commence foreclosure.

And the said first party hereby covenants for so long as said indebtedness, or any part thereof, shall remain unpaid, not make to or permit the making of ant addition, alteration, changes or modifications in and to the said premises as they now exist, without the written consent of the third party, or its assigns, but he shall keep said premises in as good and acceptable condition as they now are.

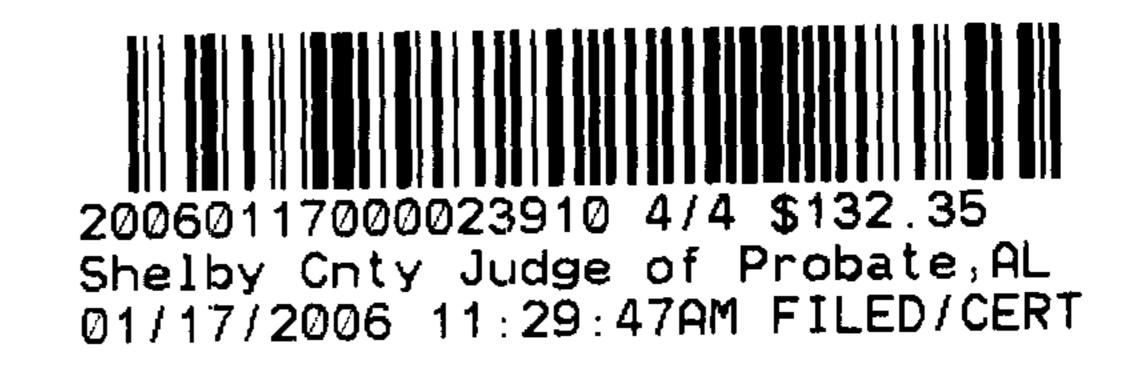
Should the first party breach any of the covenants or conditions in this instrument or the Retail Installment Contract or any instrument securing said Retail Installment Contract, or any other covenant or condition of any obligation or agreement between first party and third party, or should the improvements on said premises be rendered untenable or destroyed, or should first party sell his interest in said property without a written consent of third party, then the whole of any and all indebtedness secured hereby, together with accrued interest thereon, shall be immediately due and payable at the option of the third party, without notice, and this Deed of Trust may be foreclosed as set out below (any failure to exercise said option shall not constitute a waiver of the right to do so at any other time), or second party may take charge of and receive all rents that may become due on said property, such rents so collected, less the cost of collection, to be applied on the past due part of said indebtedness, and for this purpose said first party does hereby assign unto the said second party all rents on said property, but this right to the collection of rents to be exercised only in the discretion of the second party, there being no obligation on him to do so.

It is agreed by the parties hereto that, as to all the terms of this instrument, time is expressly made of the essence of the contract.

Now should the indebtedness secured hereby be paid at maturity, then this Deed of Trust is satisfied and the trust shall become null and void and shall be released by the Trustee. Should the indebtedness secured hereby, and any part thereof, not be paid when due, or should there be a default in any of the other terms or conditions of this trust, then all indebtedness shall become due for the purpose of foreclosing this trust upon notification by third party to Trustee, and said Trustee shall after advertising time, place and terms of sale for twenty-one days, by publication once a week for three successive weeks in a daily newspaper published in Shelby County, Alabama, the first of said notices to be published at least twenty-one days prior to the date of sale, or by proceeding as provided by law, sell at public outcry, or cash, the said property or a sufficiency thereof to pay said indebtedness, execute proper conveyances to the purchasers, said sale to be made in bar of all homestead, dower courtesy, and in bar of the right of the equity of redemption, all of which are expressly waived, and apply the proceeds, first, to the payment of necessary expenses of executing this trust; second, to the indebtedness hereby secured, together with any sum advanced for insurance, taxes, or assessments; third, to any taxes assessments, or fire insurance premiums then due and unpaid; fourth, the balance, if any, shall be turned over to the first party or assigns.

In case of the death, absence, inability, or refusal to act on part of the said second party, or for any other cause, the third party herein secured is authorized to nominate and appoint a successor to execute the trust herein, which appointment shall be in writing and duly recorded in the Probate Office where this instrument is recorded, and the powers herein conferred on the said second party shall be vested in his successor, and said first party hereby waives the necessity of the said second party, or his successors making oath, filing inventory, giving bond, or making report of sale there under. It is agreed that the Trustee may conduct any sale through an agent or attorney without such Trustee being present, and may postpone any sale, notice of the postponed sale to be given in such manner as the Trustee or his agent seems reasonable.

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In case of any conflict between this document and the Retail Installment Contract the provisions of such Retail Installment Contract shall prevail.

James Patrick STATE OF ALABAMA COUNTY OF Jefferson On this	IN TESTIMONY WHEREOF, WITNE	SS the signature of the first party, hereunto affi	ixed on the day and
On this	year first herein written.		
On this	STATE OF ALABAMA		
before me personally appeared James Patrick, a single man unto me known to be the person(s) described in the foregoing instrument and, with full knowledge of the contents therein they acknowledged and executed the same as their act and deed. IN WITNESS WHEREOF This has been given under my hand and seal of office this Tay of Tay 2006 My Commission Expires: 7/26/2008	COUNTY OF Jefferson		
described in the foregoing instrument and, with full knowledge of the contents therein they acknowledged and executed the same as their act and deed. IN WITNESS WHEREOF This has been given under my hand and seal of office this 2 day of 3.00%. My Commission Expires: 7/26/2008		JANUARY	
IN WITNESS WHEREOF This has been given under my hand and seal of office this \(\frac{1}{2006} \) My Commission Expires: \(\frac{7/26/2008}{2008} \)	personally appeared James Patrick, a sin	ngle man unto me known to be the per	rson(s)
IN WITNESS WHEREOF This has been given under my hand and seal of office this \(\frac{1}{2006} \) My Commission Expires: \(\frac{7}{26}/2008 \)	described in the foregoing instrument and, with full known	wledge of the contents therein they acknowledged	and executed the same as their fre
My Commission Expires: 7/26/2008	act and deed.		
	IN WITNESS WHEREOF This has been given u	ander my hand and seal of office this day of	FAN 2006
	My Commission Expires: 7/26/2008	Notary Public Douglas W. Ingram	