This instrument was prepared by

(Name) Robert Mynatt

(Address) 102 C East College H Columbiana, AL 35051

Form 1-1-22 Rev. 1-66

STATE OF ALABAMA
COUNTY } KNOW ALL MEN BY THESE PRESENTS: That Whereas,

John E. Turner, Jr.
Sheryl A. Turner

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

AAA Dawn Bonding

(hereinafter called "Mortgagee", whether one or more), in the sum of Seventy Five thousand Dollars ($75,000.00), evidenced by

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, AAA Dawn Bonding Co

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 County, State of Alabama, to-wit:

See attached

20091106000416710 1/3 $129.50
Shelby Cnty Judge of Probate, AL
11/06/2009 01:57:58 PM FILED/CERT

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

have ~~hereunto set~~ signature and seal, this 6th day of November, 2009

....(SEAL)

....(SEAL)

....(SEAL)

....(SEAL)

THE STATE of Alabama
Shelby COUNTY

I, Reba A. Heard, a Notary Public in and for said County, in said State, hereby certify that John E. Turner, Jr. + Sheryl A. Turner, Husband and wife

whose name 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 6th day of November, 2009

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 , 20

Notary Public

REBA ANITA HEARD NOTARY PUBLIC EXP. 8-31-10 ALABAMA STATE AT LARGE

20091106000416710 2/3 $129.50
Shelby Cnty Judge of Probate, AL
11/06/2009 01:57:58 PM FILED/CERT

Return to:

MORTGAGE DEED

TO

THIS FORM FROM
MICHAEL T. ATCHISON
ATTORNEY AT LAW
P. O. BOX 822
COLUMBIANA, ALABAMA 35051

Shelby County Tax Assessment Records Search

To go to corresponding Tax Billing record, click here.

Parcel Nbr	Tax Year	Supp Nbr	Name1	Nam2	Address1	Address2	City	State	Zip
236240000001048	2009	0	TURNER JOHN E JR & SHERYL		105 SILVER LEAF LANE		ALABASTER	AL	35007

Land Value1	Land Value2	Current Use Val	Commercial Improvement1 Code	Commercial Improvement1 Value	Commercial Improvement2 Code	Commercial Improvement2 Value	Commercial Improvement3 Code	Commercial Improvement3 Value	Commercial Improvement4 Code	Commercial Improvement4 Value
48,000.00	.00	.00		.00		.00		.00		.00

Improvemt1 Code	Improvemt1 Value	Improvemt2 Code	Improvemt2 Value	Improvemt3 Code	Improvemt3 Value	Improvemt4 Code	Improvemt4 Value	Improvemt5 Code	Improvemt5 Value	Improvemt6 Code	Improvemt6 Value
111	129,600.00		.00		.00		.00		.00		.00

To see definitions of improvements codes, click here.
To see definitions of exemption codes, click here.

BOE Value	Prev Yr Value	Exemption Code	Over 65 Code	Prop Class	Mun Code	School Dist	Sales Price	Tax Sale
177,600.00	181,800.00	10		3	2	2	.00	

Subdiv	Primary Lot	Secondary Lot	Block	Section	Township	Range	Map Book	Map Page	Lot Dim 1	Lot Dim 2	Nbr of Acres	Sq Feet
HARVEST RIDGE 1ST SECTOR	13		000	24	21S	03W	12	48	200.00	756.18	.00	.00

Description

Recorded Dates	Recorded Numbers
20030321	20030019517000000
20010212	20010000641100000
19980910	19980003679500000
19940408	19940001292300000
19931102	19930003508400000
19930126	19930000281200000

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