

This instrument was prepared by

(Name)

Marie Pate



20100510000146240 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
05/10/2010 10:59:02 AM FILED/CERT

(Address)

196 Horseback Trail Shelby, AZ 35143

STATE OF ALABAMA

COUNTY

of Shelby

KNOW ALL BY THESE PRESENTS: That Whereas,

David M. Nudson

(hereinafter called "Mortgagors", whether one or more, are justly indebted, to
DAVENPORT BAIL BONDS, LLC

sum

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

of

twenty-two thousand

Dollars

(\$

22,000

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

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,

David M. Nudson

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:

See Exhibit "A"

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 payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, the 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 fails 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 a 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 enforcement of any prior lien or encumbrance 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 a division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply all 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 be necessary to expend, in paying insurance, taxes, or other encumbrances, with interest thereon; Third, to the payment of said indebtedness in full, whether the same shall or shall have not full matured at the date of said sale, but no interest shall be collected beyond the date of sale; and Fourth, the balance, if any, to be turned over to Mortgagor and the undersigned further agree that said Mortgagee, agents, or assigns may bid at said sale and purchase said property, if the highest bidder therefore; 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.

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IN WITNESS WHEREOF the undersigned

have hereunto set signature and seal, this

10

day of

May

, 20 10

David M. Hudson

Marie Pate (SEAL)

THE STATE OF ALABAMA COUNTY SHELBY

I, Kelly B. Mullin

hereby certify that David M. Hudson

whose name(s) signed to the foregoing conveyance, and who is/are known to me acknowledge 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 10th day of May, 2010

Kelly B. Mullin, Notary Public
my commission expires 06-28-2013

THE STATE OF Alabama COUNTY Shelby

I, Kelly B. Mullin
hereby certify that Marie Pate

whose name as

of Davenport Bail Bonds, LLC, is signed to the foregoing conveyance, and who is know 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 voluntary for and as the act of said company.

Given under my hand and official seal, this the 10th day of May, 2010

Kelly B. Mullin, Notary Public
my commission exp 6-28-13



Exhibit "A"

DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2010

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 5/10/2010

PARCEL: 16 7 25 0 000 007.019
CORPORATION: I
OWNER: HUDSON DAVID & TERESA

LAND VALUE 10% \$11,100
LAND VALUE 20% \$0
CURRENT USE VALUE \$0

ADDRESS: P O BOX 1831
COLUMBIANA, AL 35051

CLASS 2

EXEMPT CODE: 10
OVER 65 CODE: DISABILITY CODE:
PROPERTY CLASS: 03 SCHOOL DIST: 2
OVR ASD VALUE:
MUN CODE: 01
EXM OVERRIDE AMT: \$0
HS YEAR: 2006

CLASS 3
Manf. Home MHE 1 MHE1600 \$11,850

TOTAL MARKET VALUE: \$22,950

CLASS USE
FOREST ACRES: 0
PREV. YEAR VALUE: \$22,950
PARENT PARCEL:
REMARKS: DB 006 PG 959;
Last Modified: 7/30/2009 10:14:23 PM
Contiguous Parcels:

ASSMT. FEE:
BOE VALUE:

ACCOUNT NO: -

		ASSESSMENT/TAX					
	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	3	01	\$2,300	\$14.95	\$2,300	\$14.95	\$0.00
COUNTY	3	01	\$2,300	\$17.25	\$2,000	\$15.00	\$2.25
SCHOOL	3	01	\$2,300	\$36.80	\$0	\$0.00	\$36.80
DIST SCHOOL	3	01	\$2,300	\$32.20	\$0	\$0.00	\$32.20
CITY	3	01	\$2,300	\$0.00	\$0	\$0.00	\$0.00
FOREST	03	01	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$2,300.00
Shelby Tax

\$101.20

GRAND TOTAL: \$71.25

INSTRUMENTS

INST NUMBER DATE
20050104000003100* 1/3/2005

SALES INFORMATION

SALE DATE SALE PRICE SALE TYPE RATIOABLE
No Sales Information on Record

LEGAL DESCRIPTION

MAP NUMBER: 16 7 00 0 000 CODE1: 00 CODE2: 00
SUB DIVISON1:
SUB DIVISON2:

MAP BOOK: 00 PAGE: 000
MAP BOOK: 00 PAGE: 000

PRIMARY LOT: PRIMARYBLOCK: 000
SECONDARY LOT: SECONDARYBLOCK: 000

SECTION1 25 TOWNSHIP1 20S
SECTION2 00 TOWNSHIP2 00
SECTION3 00 TOWNSHIP3 00
SECTION4 00 TOWNSHIP4
LOT DIM1 290.50 LOT DIM2 150.00

RANGE1 01E
RANGE2 00
RANGE3 00
RANGE4
ACRES 1.000

SQ FT 43,560.000

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METES AND BOUNDS:
REMARKS:

COM NE COR SW1/4 TH S210 TO POB CONT S150 W290.5 N150 E290.5TO POB

Tax Year	Entity Name.	Mailing Address
2010	HUDSON DAVID & TERESA	P O BOX 1831, COLUMBIANA AL - 35051
2009	HUDSON DAVID & TERESA	P O BOX 1831, COLUMBIANA AL - 35051
2008	HUDSON DAVID & TERESA	P O BOX 1831, COLUMBIANA AL - 35051
2007	HUDSON DAVID & TERESA	P O BOX 1831, COLUMBIANA AL - 35051
2006	HUDSON DAVID & TERESA	P O BOX 1831, COLUMBIANA AL - 35051
2005	BURKS PAUL & JANICE C/O DAVID HUDSON	P O BOX 1831, COLUMBIANA AL - 35051
2004	BURKS PAUL & JANICE	P O BOX 178, WILSONVILLE AL - 35186
2003	BURKS PAUL & JANICE	P O BOX 178, WILSONVILLE AL - 35186