

This instrument was prepared by

(Name) Dana Morris

(Address) 1916 Horseback Trail Shelby, AL 35143

STATE OF ALABAMA

COUNTY of Shelby

KNOW ALL BY THESE PRESENTS: That Whereas,

Wallace Wheller Watson Jr. also known as Watson Wallace W. Jr.

(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 sixty-one thousand Dollars

(\$ 61,000.00

), 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,

Wallace Wheller Watson Jr. also known as Watson Wallace W. Jr.

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"



20100708000216990 1/3 \$109.50
Shelby Cnty Judge of Probate, AL
07/08/2010 01:01:19 PM FILED/CERT

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.

IN WITNESS WHEREOF the undersigned

have hereunto set signature and seal, this 08 day of July, 2010
Wallace Wheller Watson, Jr. Dana Luvona Morris (SEAL)

THE STATE OF Alabama COUNTY of Shelby

I, Jessica L. Holland, a Notary Public in and for said County, in said State, hereby certify that Wallace Wheller Watson, Jr. 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 8th day of July, 2010

Jessica L. Holland Notary Public
MCE 4/20/2014

THE STATE OF Alabama COUNTY of Shelby

I, Jessica L. Holland, a Notary Public in and for said County, in said state, hereby certify that Dana Luvona Morris whose name as Agent 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 8th day of July, 2010

Jessica L. Holland Notary Public
MCE 4/20/2014





DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2010

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 7/8/2010

Exhibit "A"

PARCEL: 34 3 06 0 000 007.000
CORPORATION: I
OWNER: REYNOLDS DEBORAH L & WATSON WALLACE W JR
ADDRESS: 1434 HWY 301
CALERA, AL 35040
EXEMPT CODE: 10
OVER 65 CODE: DISABILITY CODE: MUN CODE: 01
PROPERTY CLASS: 03 SCHOOL DIST: 2 EXM OVERRIDE AMT: \$0
OVR ASD VALUE: HS YEAR: 2009
CLASS 2
CLASS 3
BARN B-41 600 B410600 \$1,790
BLDG 1 Card 1 111 \$96,000
TOTAL MARKET VALUE: \$188,690

CLASS USE
FOREST ACRES: 0 TAX SALE: ASSMT. FEE:
PREV. YEAR VALUE: \$189,610 BOE VALUE:
PARENT PARCEL:
REMARKS: DB 116 P 215;DB 298 P 759;RB 337 P 269;
Last Modified: 7/30/2009 10:14:23 PM
Contiguous Parcels:

ACCOUNT NO: -

		ASSESSMENT/TAX						
	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX	
STATE	3	01	\$12,000	\$78.00	\$4,000	\$26.00	\$52.00	
COUNTY	3	01	\$12,000	\$90.00	\$2,000	\$15.00	\$75.00	
SCHOOL	3	01	\$12,000	\$192.00	\$0	\$0.00	\$192.00	
DIST SCHOOL	3	01	\$12,000	\$168.00	\$0	\$0.00	\$168.00	
CITY	3	01	\$12,000	\$0.00	\$0	\$0.00	\$0.00	
FOREST	03	01	\$0	\$0.00	\$0	\$0.00	\$0.00	

ASSD. VALUE: \$12,000.00 \$528.00 GRAND TOTAL: \$487.00
Shelby Tax

INSTRUMENTS

INST NUMBER	DATE	SALE DATE	SALE PRICE	SALE TYPE	RATIOABLE
20071120000531640 *	11/20/2007	No Sales Information on Record			
20060630000316540	6/29/2006				

SALES INFORMATION

LEGAL DESCRIPTION

MAP NUMBER: 34 3 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 06	TOWNSHIP1 24N	RANGE1 14E
SECTION2 00	TOWNSHIP2 00	RANGE2 00
SECTION3 00	TOWNSHIP3 00	RANGE3 00
SECTION4 00	TOWNSHIP4	RANGE4
LOT DIM1 0.00	LOT DIM2 0.00	ACRES 38.000 SQ FT 1,655,280.000

METES AND BOUNDS: SE1/4 OF SW1/4 SEC6 T24N R14E

REMARKS:

Tax Year	Entity Name.	Mailing Address
2010	REYNOLDS DEBORAH L & WATSON WALLACE W JR	1434 HWY 301, CALERA AL - 35040
2009	REYNOLDS DEBORAH L & WATSON WALLACE W JR	1434 HWY 301, CALERA AL - 35040
2008	REYNOLDS DEBORAH L & WATSON WALLACE W JR	1434 HWY 301, CALERA AL - 35040
2007	C/O REYNOLDS DEBORAH L & WALLACE W WATSON JR	1434 HWY 301, CALERA AL - 35040
2006	REYNOLDS DEBORAH L & WATSON WALLACE W JR	1434 HWY 301, CALERA AL - 35040
2006	WATSON WALLACE W	1434 HWY 301, CALERA AL - 35040
2005	% DEBORAH L REYNOLDS & WALLACE W WATSON JR	1434 HWY 301, CALERA AL - 35040
2005	WATSON WALLACE W	1434 HWY 301, CALERA AL - 35040
2004	WATSON WALLACE W	1434 HWY 301, CALERA AL - 35040
2003	WATSON WALLACE W	1434 HWY 301, CALERA AL - 35040


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