

This instrument was prepared by

(Name) ROBERT H. MYNATT

(Address) P.O. BOX 827 COLUMBIANA, AL (102C E. COLLEGE ST)

Form 1-1-22 Rev. 1-66

STATE OF ALABAMA
COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

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

AAADAWN BONDing, LLC

MELISSA JILL DONAHOO
of Seventy Five hundred and 00/100
(\$ 7500.00), evidenced by

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

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,

AAADawn Bonding, LLC

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 ATTACHED

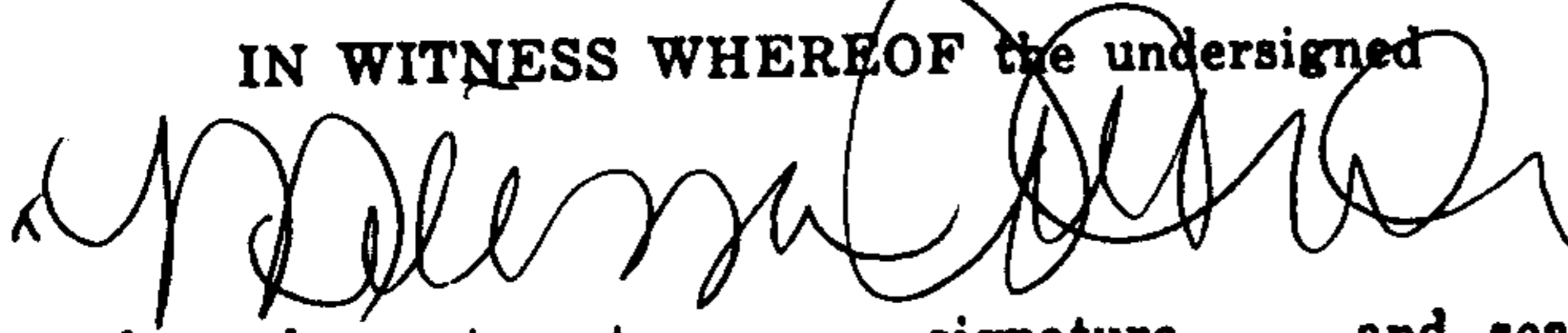
20100826000275960 1/3 \$29.25
Shelby Cnty Judge of Probate, AL
08/26/2010 02:31:06 PM FILED/CERT

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



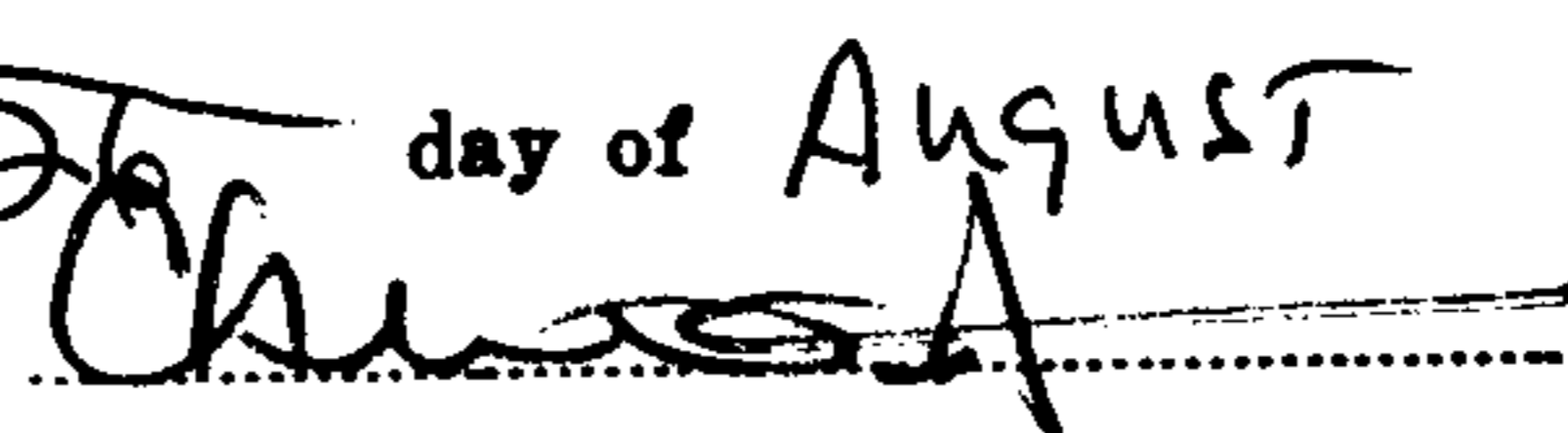
have hereunto set

signature

and seal, this

26 day of August

2010

 (SEAL)
____ (SEAL)
____ (SEAL)
____ (SEAL)

THE STATE of

COUNTY }

I,

hereby certify that

, a Notary Public in and for said County, in said State,

whose name signed to the foregoing conveyance, and who
that being informed of the contents of the conveyance
Given under my hand and official seal this

known to me acknowledged before me on this day,
executed the same voluntarily on the day the same bears date.
day of , 20
Notary Public.

THE STATE of

COUNTY }

I,

hereby certify that

, a Notary Public in and for said County, in said State,

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.

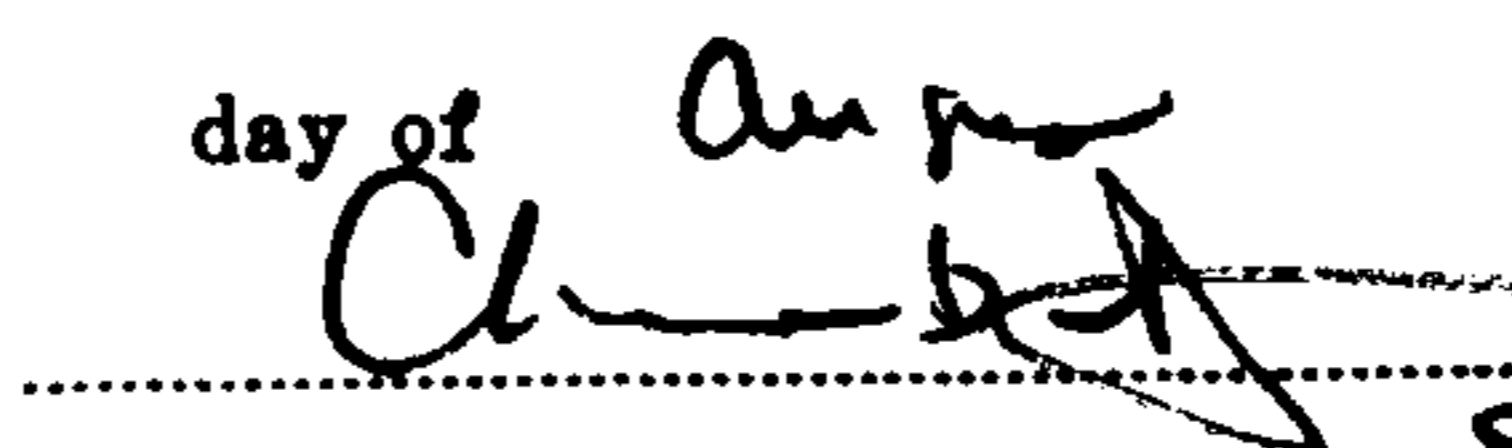
Given under my hand and official seal, this the

26th

day of

August

2010

 Notary Public
8/24/11

Return to:

TO

MORTGAGE DEED

20100826000275960 2/3 \$29.25
Shelby Cnty Judge of Probate, AL
08/26/2010 02:31:06 PM FILED/CERT

THIS FORM FROM

MICHAEL T. ATCHISON

ATTORNEY AT LAW

P. O. BOX 822

COLUMBIANA, ALABAMA 35051



DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2008

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 9/22/2008

PARCEL: 07 5 15 4 000 004.000
CORPORATION: I
OWNER: LEDLOW DANIEL & NAOMI
C/O DONAHOO MELISSA JILL
ADDRESS: 42160 HWY 25
VINCENT, AL 35178

EXEMPT CODE: 10
OVER 65 CODE: DISABILITY CODE:
PROPERTY CLASS: 03 SCHOOL DIST: 2
OVR ASD VALUE:
MUN CODE: 09
EXM OVERRIDE AMT: \$0
HS YEAR: 2003

LAND VALUE 10% \$8,020
LAND VALUE 20% \$0
CURRENT USE VALUE \$0

CLASS 2

CLASS 3
BLDG 1 Card 1 111 \$45,100

TOTAL MARKET VALUE: \$53,120

CLASS USE
FOREST ACRES: 0 TAX SALE:
PREV. YEAR VALUE: \$44,320
PARENT PARCEL:
ASSMT. FEE:
BOE VALUE: \$53,120

REMARKS: DB 265 P 636;

Last Modified: 9/22/2008 1:41:20 PM

Contiguous Parcels:

ACCOUNT NO: -

			ASSESSMENT/TAX					
	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX	
STATE	3	09	\$5,320	\$34.58	\$4,000	\$26.00	\$8.58	
COUNTY	3	09	\$5,320	\$39.90	\$2,000	\$15.00	\$24.90	
SCHOOL	3	09	\$5,320	\$85.12	\$0	\$0.00	\$85.12	
DIST SCHOOL	3	09	\$5,320	\$74.48	\$0	\$0.00	\$74.48	
CITY	3	09	\$5,320	\$26.60	\$0	\$0.00	\$26.60	
FOREST	03	09	\$0	\$0.00	\$0	\$0.00	\$0.00	

ASSD. VALUE: \$5,320.00 \$260.68 GRAND TOTAL: \$219.68
Shelby Tax

INSTRUMENTS		SALES INFORMATION			
INST NUMBER	DATE	SALE DATE	SALE PRICE	SALE TYPE	RATIOABLE
20020031242000000	6/28/2002	12/31/2007	\$91,900	Land & Building	YES
19940001108400000	3/31/1994	BOOK:2008 PAGE:0103000003680			

LEGAL DESCRIPTION

MAP NUMBER: 07 5 15 4 000 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 15 TOWNSHIP1 19S RANGE1 02E
SECTION2 00 TOWNSHIP2 00 RANGE2 00
SECTION3 00 TOWNSHIP3 00 RANGE3 00
SECTION4 00 TOWNSHIP4 RANGE4
LOT DIM1 106.00 LOT DIM2 165.00 ACRES 0.400 SQ FT 17,424.000

METES AND BOUNDS: BEG @ THE ELY LINE OF ST HWY25& NELY LINE OF MORRELL RD TH ALG SD RD SELY 106' TH NLY 165FT TH W 105' TO SD HWY TH ALG SD HWY SLY TO POB NE1/4 OF SE 1/4 SEC15.

REMARKS:

Tax Year	Entity Name	Mailing Address
2008	LEDLOW DANIEL & NAOMI C/O DONAHOO MELISSA JILL	42160 HWY 25, VINCENT AL - 35178
2007	LEDLOW DANIEL & NAOMI	42160 HWY 25, VINCENT AL - 35178
2006	LEDLOW DANIEL & NAOMI	42160 HWY 25, VINCENT AL - 35178
2005	LEDLOW DANIEL & NAOMI	42160 HWY 25, VINCENT AL - 35178
2004	LEDLOW DANIEL & NAOMI	42160 HWY 25, VINCENT AL - 35178
2003	LEDLOW DANIEL & NAOMI	42160 HWY 25, VINCENT AL - 35178

Ownership Changes:

Eff. Date	Tax Year	Entity Name	Mailing Address
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