

This instrument was prepared by:

Michael T. Atchison, Attorney At Law, Inc.
PO Box 822, Columbiana, AL 35051


20120309000082300 1/2 \$318.90
Shelby Cnty Judge of Probate, AL
03/09/2012 10:02:08 AM FILED/CERT

MORTGAGE DEED

STATE OF ALABAMA
COUNTY of Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Memory N. Finn, a married woman
(hereinafter called "Mortgagors", whether one or more are justly indebted to

Donald L. Davis and Imogene P. Davis
(hereinafter called "Mortgagee", whether one or more),

in the sum of \$202,567.00 evidenced by a real estate mortgage note of even date.

And whereas, Mortgagors agreed, in incurring said indebtedness, which this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors,

Memory N. Finn, a married woman

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:

A part of Section 6, Township 21 South, Range 2 East, being more particularly described as follows: Commence at the Northwest corner of said Section 6; thence run South 00 degrees 14 minutes 44 seconds West along the West line of said Section a distance of 1533.27 feet; thence South 83 degrees 17 minutes 58 seconds East a distance of 44.43 feet to an R.S.E. capped iron, being the point of beginning; thence continue along last described course a distance of 189.35 feet to a 1/5-inch rebar; thence South 01 degrees 10 minutes 15 seconds East a distance of 111.18 feet to a 1-inch solid rebar on the North right of way of Weldon Street; thence South 85 degrees 48 minutes 40 seconds West along said road a distance of 179.91 feet to an R.S.E. capped iron; thence North 04 degrees 15 minutes 29 seconds West a distance of 146.80 feet to the point of beginning. According to survey of Randy W. Richardson, RLS #15153, dated January 13, 2005.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE MORTGAGOR, OR OF HER SPOUSE.

Said property is warranted free from all encumbrances 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.

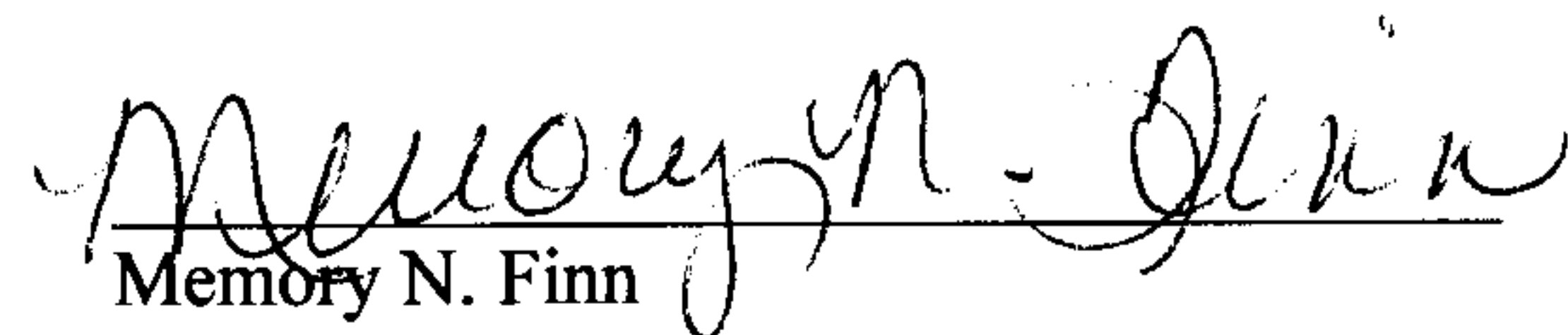
SUBJECT TO THE AGREEMENT DATED DECEMBER 21, 2006, BY AND BETWEEN THE PARTIES HERETO, WHICH SAID AGREEMENT SHALL BECOME A PART OF THIS MORTGAGE BY REFERENCE HEREIN. ANY VIOLATION OF THE TERMS OF THE AGREEMENT SHALL CONSTITUTE A VIOLATION AND/OR DEFAULT OF THE TERMS AND CONDITIONS OF THE MORTGAGE.

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 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 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 encumbrances, 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

Memory N. Finn, a married woman

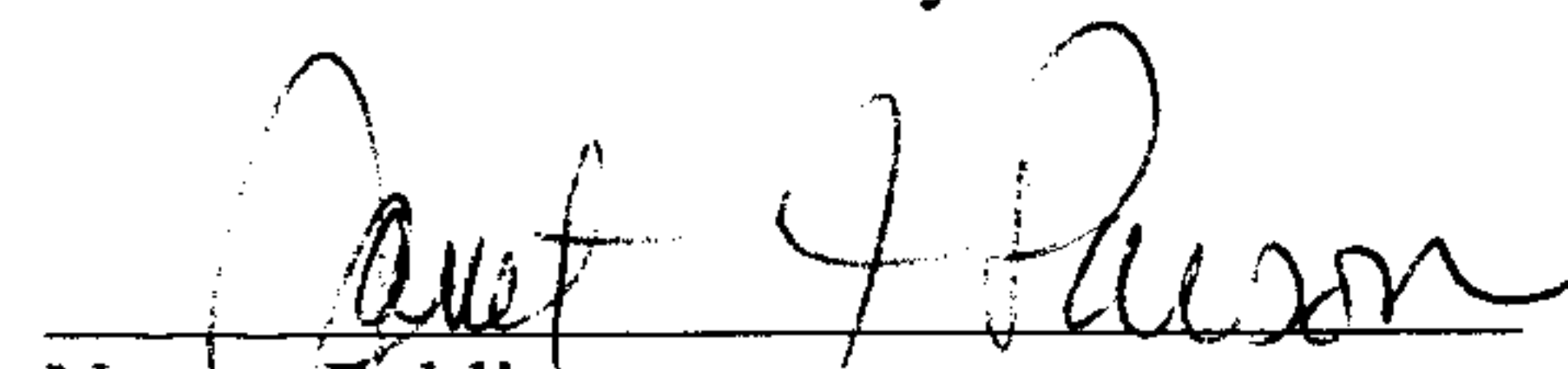
Has hereunto set her signature and seal, this 1st day of March, 2012


Memory N. Finn

STATE OF ALABAMA
COUNTY of Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Memory N. Finn whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2012


Notary Public
My commission expires: 10/16/2012