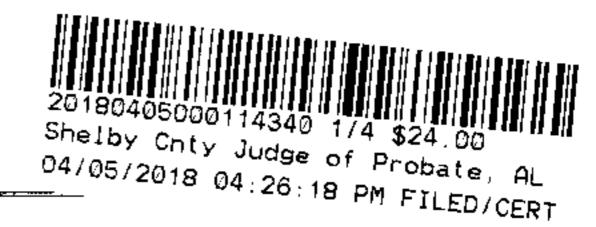
## PREPARED WITHOUT BENEFIT OF SURVEY

This Instrument Prepared By: LINDSEY J. ALLISON, ESQ. P.0. Box 380275
Birmingham, Alabama 35238 (205) 991-6367



## **ASSIGNMENT OF MORTGAGE**

State of Alabama ) Shelby County )		
one by county	)	

For valuable consideration, the undersigned, GINGER GALE BRECKENRIDGE, as Personal Representative of the Estate of Joyce P. Breckenridge, Deceased (Assignor), by these presents does assign, and set over, without recourse, to DALE BRECKENRIDGE, named heir of the Estate of Joyce P. Breckenridge, the described mortgage with all interest, all liens, any rights due or to become due thereon, executed by Mortgagee(s): JAMES E. BRECKENRIDGE and JOYCE P. BRECKENRIDGE and Mortgagor(s): STACY AMADOR-ARCEO and GERMAN SERRANO-DEVALLE. Said mortgage Dated: April 9, 2013, was recorded in the State of AL, County of Shelby on May 7, 2013, as Document #20113050700088370, amount: \$79,900.00.

Property address: 171 Cambridge Circle, Montevallo, AL.

In witness whereof, the undersigned has caused this instrument to be executed by its proper signatory.

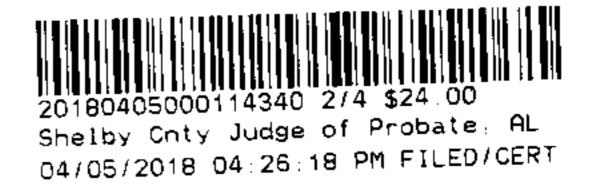
This Assignment of Mortgage Executed on: 3-12-18.

Whereas, Mortgagor(s) is(are) justly indebted to Mortgagee(s) in the sum of Seventy-Nine Thousand Nine Hundred Dollars and no/100 (\$79,900.00) in lawful money of the United States, and has agreed to pay the same, with interest thereon, according to the terms of a certain note (the "Note") given by Mortgagor to Mortgagee, bearing even date herewith, with final payment being due on or before May 1, 2023;

Now, Therefore, in consideration of the premises and the sum hereinabove set forth, Mortgagor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Mortgagee property situated in Shelby County, Alabama, more particularly described as follows:

Lot 8 in Canterbury Estates as recorded in Map Book 12, Page 96, in the Probate Office of Shelby County, Alabama.

Together with all buildings, structures and other improvements now or hereafter located on the property hereinbefore described, or any part and parcel thereof; and



In Witness whereof, the undersigned appeared and acknowledged that she is the Personal Representative of the Estate of Joyce P. Breckenridge, Deceased, Probate Court of Shelby County, Alabama (PR2017-321) and caused this Assignment of Mortgage to be executed as of the day and year first above written.

	Dinger Dale Breckenn	de
	GINGER GALE BRECKENRIDGE Personal Representative – Estate of Joyce P. Breckenridge, Deceased	0
STATE OF ALABAMA	)	
SHELBY COUNTY	) )	
GALE BRECKENRIDGE, whos	otary Public in and for said County in said State, hereby certify that ese name is signed to the foregoing conveyance, and who is know a day that, being informed of the contents of the conveyance, she exert same bears date.	n to me
Given under my hand a	and official seal, this the 12 day of, 201	8.
	Notary Public My Commission Expires: 8-21-2	<u> </u>
	My Commission Expires: 8・31・3	

LEASE SALE CONTRACT

20180405000114340 3/4 \$24.00 Form 1(Shelby Cnty Judge of Probate: AL

nted and for Sale by Zac Smith Stationery Co. - B'ham.

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The State of Alabama	<b>,</b> (	S	old as is
Shelby County	<i>`</i>	9day of	2RIL 2013
w and between James E.	BAECKENRIS	E & JOYCE PEBRE	SKEW., party of the first part
5050 INDIAN VALLEY	RORD, HOOVER	11.35244	£
witnesseth, That the party of	Arceo EKINAN SERAAA I the first part does here	by rent and lease unto the	of the second part:
part the following premises in A. MAP 13.00K. 12. Pag	STE IN CANTER	PRURY ESTATES	AS RECORDED IN
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		• • • • • • • • • • • • • • • • • • •	.,
for occupation by The Man			
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to the Zazzzzzzzaday of			
In Consideration Whereof, The par	ty of the second part agrees	s to pay to the party of the	first part the sum of
17,7000 DEVEN	19 NINE IMBUS	ANST COUNTY	DOLLARS
of which sum 8	id in eash, the receipt of with the point of the state of	hich is hereby acknowledge (5) 24 mon 174.18 (4) 6 The State (5)	ed, the balance 8. 73,9000000000000000000000000000000000000
Both Ponte To Sta	181 may 1- 2,	0/3	
each evidenced by notes bearing le	gal interest, payable at the	office of JAMES L	BRECKEN AIDSE on the
party of the second part fail to pay the said party of the first part shall order to entitle the party of the fir paid, or to make any demand for the which exectuion is hereby acknowled be so construed, any law, usage or with all the laws in regard to miss the first part liable therefor, and to same; nor to under-lease said propon endorsed; and further, this Leagood order as at the commencement	the rents as they become then have the right, at their stepart to re-enter, it shall same, the execution of this edged, being sufficient notice custom to the contrary not ance, in so far as premises to commit no waste of property nor transfer this Lease se being terminated, to sure of said term, natural wear and an attorney by the party of	due, as aforesaid, or violar option, to re-enter the proposed by the said selected by the said selected the rents being due as withstanding. And the party hereby leased are concernetly, or allow the same to without the written conserned and tear excepted.	te any other condition of this Lease, emises and annul this Lease. And in notice of the rents being due and unling the demand for the same, and shall of the second part agrees to comply ned, and by no act render the party of be done, but to take good care of the ent of the party of the first part, here possession of said premises in like at of the violation of the conditions of
this Lease by the party of the second torney's fee. And as a part of the prompt payment of said rents as a surrender quiet and peaceable possessing of the first party ander this	and part, the party of the sca the consideration of this La herein stipulated, or any da session of said premises, a contract, the said party of	cond part hereby agrees the ease, and for the purpose image that party of the fires aforesaid, or for any dathe second part hereby wa	at. A. A. A. S., shall be taxed with said of securing the party of the first part est part may suffer either by failure to amage whatever, may be awarded said lives all right which. The E. S
have under the Constitution and Lapart exempted from levy and sale, o	or other legal process.	, to have any or me person	ial property of the party of the decision
due; and also agrees to pay all ass It is understood and agreed that ditions of this Lease, then the pay	sessments for street and sto at the end of said term if t ity of the first part agrees t	the party of the second par that the rent paid under his	during said term as the same becomes ld any be made against said property. It has complied with each and all confices shall be considered a payment.
It is further understood and agree becomes as much as two months is arrears on such payments at any to due, or should fail to comply with of the second part forfeits his riunder this contract shall be take liable to the party of the first payonder this Lease shall be consider with a warranty of title conveying and the failure of the party of the the said provision a nullity, and whatever except the rights of less first further understood and agree.	eed that if the party of the n arrears during the first yearned thereafter, or should far any condition or requirement of and held as payment of the full tred a payment for the full tred a payment for said property to the party second part to comply with make the said party of the eed that if the party of the eed that if the party of the	second part fails to pay the ar of the existence of this ail to pay the taxes on the ent herein, then on the hap aid property, and all mone rent for said property, and the erry, and the party of the firty, and the party of the firty, and the conditions of any of the conditions of e second part a lessee untion whatever upon the part second part should at any	time before the maturity thereof desir
to pay off the remaining monthly p to a rebate on such advancements	payments, as named herein , sof all uncarned interest, i	The E.gshall have the their being intended that only	he right to do so, and shall be entitle the earned interest shall be collected
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Form 108	
Form 108 Printed and for Sale by Zac Smith Stationer	
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Ending /may 1-2,033 40	Beginning 2014/-2013 49-	20 4 mo. Note 17418 mo.  Monthly Payments, \$ 5 3 7, 47	Torms of Salab The INTEREST	Stacy AMADOR - ARCEO	James E. Breckennidge Toyce leBreckennidge To	rease pare Contract
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Shelby Cnty Judge of Probate, AL 04/05/2018 04:26:18 PM FILED/CERT

## INSURANCE AND TAXES

The party of the second part agrees to insure this house to protect the party of the first part from all loss for the year immediatly and pay 1/12 anual insurance and tax with each payment to be held in escrow. Failure to keep insurance on this house at all times and pay all tax and insurance promptly when due, at the option of the party of the first part shall cause a forfeiture of the right to ever get title to this property .or the party of the first part can at their option insure this property to protect them from lost and assess the cost to the party of the second part, the party of the first part must be named first lein holder on all insurance, and have current paid up copys at all times. Tax and insurance notices must be sent to the party of the first part. There will be a 5% handling fee on all late payments. there will be 2% interest added to due and unpaid money on the second day of each month.

ASSESSMENTS: The party of the second part agrees to pay when due all assessments for sewer work, garbage and trash pick up and other assessments, and all legal expence including a reasonable attorney fee, incurred as a result of the party of the second parts non compliance. VEHICLES, JUNK AND TRASH ON PROPERTY: Vehicles not operable or running, shall not be left on the property more then 90 days. Property must be kept alean and neat at all times. Any problems arising from non compliance 'insurance, city, county 'shall constitute a default of or void this lease.

TRIPS:Any and all trips the party of the first part has to make as a result of non compliance of this agreement by the party of the second part, the party of the shall be assessed \$25.00 for each trip. payable immediately.

HOME F. BRECKINGO OCHOO SOMONO D.V.