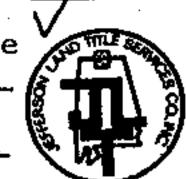
This instrument was prepared by
Harrison, Conwill, Harrison & Justice
(Name) Attorneys at Law

P.O. Box 557

(Address) Columbiana, Alabama 35051

COUNTY



Jefferson Land Tille Pervices Co., Inc.
218 218T HORTH . P. O. BOX 10481 . PHONE 12081 - 328-8020
BIRMINGHAM, ALABAMA 38201

AGENIS FOR Mississippi Valley Title Insurance Company

MORTGAGE-

STATE OF ALABAMA SHELBY KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Clayton Robert Phillips and wife, Brenda Aaron Phillips

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

First United Methodist Church of Harpersville

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

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,

Clayton Robert Phillips and wife, Brenda Aaron Phillips

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgages the following described real estate, situated in

A parcel of land lying in the SW% of the SE%, Section 28, Township 19 South, Range 2 East, more particularly described as follows: Starting at the Southwest corner of the said SW% of the SE%, Section 28, Township 19 South, Range 2 Fast, turn 16 degrees 47 minutes from the South boundary line of said Section 28 to the left and run Northeasterly a distance of 390.9 feet to a steel railroad spike near the center of a black topped road, the point of beginning; thence turn 23 degrees 58 minutes to the right and run Fasterly a distance of 92.0 feet to a steel railroa spike near the edge of said black topped road; thence turn 87 degrees 59 minutes to the right and run Southerly along a rock wall on the West side of a former alley a distance of 120.3 feet to an iron marker; thence turn 91 degrees 00 minutes to the right and run Westerly a distance of 92.0 feet to an iron marker; thence turn 88 degrees 55 minutes to the right and run Northerly a distance of 122.0 feet to the point of beginning; Said parcel of land lies in the said SW% of the SE%, Section 28, Township 19 South, Range 2 East and contains 0.3 acres, more or less. Situated in Shelby County, Alabama.

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

Formi ALA-35

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 Mortgages for taxes, assessments or insurance, shall become a debt to said Mortgages 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 thercon, 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 bereby 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 posses-

sion of the premises her lishing once a week for in said County and State the Court House door of bidder for cash, and appreciation of this mortgage in Chamber 1988 WHE	eby conveyed, and with or we three consecutive weeks, the same in lots or yet said County, (or the divisibly the proceeds of the sale: e; Second, to the payment of insurance, taxes, or other ether the same shall or shall of sale; and Fourth, the bear of Mortgagee, agents or assisted further agree to pay a rancery, should the same be extended ert Phillips and	rithout first taking possession time, place and terms of sparcels or en masse as Mortaion thereof) where said property any amounts that may have incumbrances, with interest not have fully matured a alance, if any, to be turned any may bid at said sale and easonable attorney's fee to be foreclosed, said fee to be	ate, by publication in som gagee, agents or assigns perty is located, at public dvertising, selling and cover to the said sale, but the date of said sale, but over to the said Mortg d purchase said property said Mortgagee or assign a part of the debt hereby	deem best, in front of outcry, to the highest onveying, including a it may then be necesthe payment of said at no interest shall be agor and undersigned, if the highest bidder is, for the foreclosure
have hereunto set o	19.50 STATE OF ALL 3.00 I CERT 1.00 MSTAUMEN	A SHELBY CUCLAY CON INTERPORT IN THIS DUNGS FILE CONTROL AND S. 25 renda As	- f. W. S.	· .craet
I, the under the condense of that being informed of	HELBY COUNTY rsigned authorit  Robert Phillips to the foregoing conveyant the contents of the conveyant and official seal this	, a Notar and wife, Brenda e, and who are know	wn to me acknowledged l	pefore me on this day,
being informed of the for and as the act of sai	COUNTY COUNTY COUNTY	of ce, and who is known to m , he, as such officer and wi		me, on this day that,
	DEED		-	sished by the cost - 328-8020  Is 38201

Recording Fee \$

Deed Tax

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