

(Name) Phillip J. Sarris, Attorney at Law (No title search made)

(Address) 1920 Mayfair Drive, Birmingham, AL 35209

MORTGAGE- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY of Jefferson

KNOW ALL MEN BY THESE PRESENTS: That Whereas,
Michael B. Corona and wife, Willie Faye Corona

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to
Shelby Estates, Inc., an Alabama Corporation,

(hereinafter called "Mortgagee", whether one or more), in the sum
of Six Thousand One Hundred and no/100-----Dollars
(\$ 6,100.00), evidenced by one real estate mortgage note

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

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NOW THEREFORE, in consideration of the premises, said Mortgagors, Michael B. Corona and wife,
Willie Faye Corona

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 County, State of Alabama, to-wit:

SEE ATTACHED DOCUMENT FOR LEGAL DESCRIPTION MADE A PART HEREOF BY
REFERENCE AND ADOPTION:

Subject to taxes, rights-of-way, easements, reservations and restrictions
of record and oil, gas, mineral and water rights as set out in Volume 41,
Page 96, and Volume 326, Page 323, in the Office of the Judge of Probate
of Shelby County, Alabama.

This is a purchase money mortgage given to secure the unpaid purchase price
for the land in question. This mortgage is a wrap-around type mortgage and
includes that certain first mortgage to William Hardaman Baker and/or Helen
F. Baker, recorded in Volume 403, Page 102, in the Probate Office of Shelby
County, Alabama, and that certain second mortgage to Pete G. Gerontakis and
Louise Gerontakis and recorded in Volume 417, Page 177, in the Probate
Office of Shelby County, Alabama, which two mortgages the Mortgagee herein
shall satisfy so far as concerns release of this property in question as
set out in this mortgage once this purchase money mortgage and the note
connected therewith have been satisfied by the Mortgagor.

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

PHILLIP J. SARRIS

ATTORNEY

1920 MAYFAIR DRIVE

BIRMINGHAM, ALABAMA 35209

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 Michael B. Corona and wife, Willie Faye Corona, have hereunto set their signature and seal, this 11 day of June, 19 82

Michael B. Corona (SEAL)
Michael B. Corona

Willie Faye Corona (SEAL)
Willie Faye Corona

THE STATE of Alabama
Jefferson COUNTY

I, *Phillip J. Sarris*, a Notary Public in and for said County, in said State, hereby certify that Michael B. Corona and wife, Willie Faye Corona, are

whose names / signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of June, 19 82

THE STATE of
COUNTY

PHILLIPS J. SARRIS, Notary Public
Alabama State at Large
My Commission Expires June 19, 1984
I, a Notary Public in and for said County, in said State,

hereby certify that

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 day of, 19

Notary Public

PHILLIP J. SARRIS
ATTORNEY AT LAW
1920 MAYFAIR DRIVE
BIRMINGHAM, ALA. 35209
Return to:

Michael B. Corona and
wife, Willie Faye Corona
TO
Shelby Estates, Inc., an
Alabama Corporation

MORTGAGE DEED

This form furnished by

LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

LEGAL DESCRIPTION

Tract 6

A part of the South 1/2 of SE 1/4 of SW 1/4 of Section 9, and a part of the NE 1/4 of NW 1/4 of Section 16, all being in Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the South 1/2 of the SE 1/4 of SW 1/4 of Section 9, Township 19 South, Range 2 East, thence run South along the West line of said 1/4 - 1/4 Section a distance of 92.26 feet; thence turn left 84°26' and run Southeasterly a distance of 1400.0 feet to the Point of Beginning; thence continue along the last described course a distance of 200.0 feet; thence turn right 84°26' and run South a distance of 925.70 feet to the Northeast Right-of-Way line of Shelby County Road #83; thence turn right and run Northwesterly along said Right-of-Way line a distance of 290 feet, more or less; thence turn right and run North and parallel to the East line a distance of 739.57 feet to the Point of Beginning, said tract containing 3.8 acres, more or less.

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FILED IN M.A. SHELBY CO.
RECORDS
THIS
1982 JUL 19 AM 8:29

1982 JUL 19 AM 8:29

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Mtg. 915
Re 450

Sub. 100
1465-

Michael B. Corona
Michael B. Corona

Willie Faye Corona
Willie Faye Corona

SHELBY ESTATES, INC., An Alabama Corporation

BY: James W. Durden
James W. Durden, Its President

