

This instrument was prepared by  
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P.O. Box 557  
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*Jefferson Land Title Services Co., Inc.*  
316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
*Mississippi Valley Title Insurance Company*

MORTGAGE-

89

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Roy Eugene Gardner, Jr., and wife, Diana Lynn Gardner

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

✓ Fred Jones and/or Mary K. Jones

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

of Fifty-Nine Thousand and no/100-----Dollars  
(\$ 59,000.00) plus interest as evidenced by promissory note of even date herewith, due and payable  
in accordance with the terms, conditions and provisions of said note and/or  
any renewal or extensions thereof.

BOOK 422 PAGE 290

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,

Roy Eugene Gardner, Jr., and wife, Diana Lynn Gardner

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 parcel of land containing five acres, more or less, located in the NE $\frac{1}{4}$   
of the SW $\frac{1}{4}$  of Section 29, Township 19 South, Range 2 East, Shelby County,  
Alabama, described as follows: Commence at the SE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$   
Section; thence run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance  
of 139.77 feet to an iron pin and the point of beginning; thence continue  
last course a distance of 487.72 feet; thence turn left 93 degrees 04  
minutes 07 seconds a distance of 443.97 feet; thence turn left 86 degrees  
10 minutes 20 seconds a distance of 488.11 feet; thence turn left 93  
degrees 49 minutes 40 seconds a distance of 450.45 feet to the point of  
beginning.

Also conveyed is a 30 foot right-of-way for the purpose of ingress, egress  
and utilities along the existing drive between the above described parcel  
and Highway # 280.

Situated in Shelby County, Alabama.

Subject to a mortgage from mortgagee's to First Bank of Childersburg.  
on one acre of the above described property. Said Fred Jones and  
Mary K. Jones shall be responsible for the payments to the First Bank  
of Childersburg.

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

Roy Eugene Gardner, Jr., and wife, Diana Lynn Gardner

have hereunto set our signatures and seal, this

30<sup>th</sup> day of July, 1982

Roy Eugene Gardner, Jr. (SEAL)

(SEAL)

Diana Lynn Gardner (SEAL)

(SEAL)

THE STATE of ALABAMA  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roy Eugene Gardner, Jr. and wife, Diana Lynn Gardner.

whose names/are 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 30<sup>th</sup> day of July, 1982

Notary Public.

THE STATE of COUNTY }

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

1982 AUG 23 AM 10:15

Judge of Probate

mtg. 88.50  
Rec. 3.00  
Lud. 1.00  
92.50

Recording Fee \$  
Deed Tax \$

This form furnished by

Jofferson Land Title Services Co., Inc.  
316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 326-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
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MORTGAGE DEED

TO

Return to:

BOOK 422 PAGE 291