

This instrument was prepared by

(Name) James C. Pino, Attorney at Law  
 (Address) P. O. Box 766  
Alabaster, Alabama 35007



This Form furnished by:

**Cahaba Title, Inc.**1970 Chandelar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

**MORTGAGE-**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Woodford S. Quinn, Jr. and wife, Deborah P. Quinn

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

F. D. Elliott and wife, Edith W. Elliott

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

of Ten Thousand and No/100 ----- Dollars  
 (\$10,000.00 ), evidenced by Promissory Note of even date bearing interest  
 at the rate of Ten percent (10%) per annum, in monthly installments of  
 Two Hundred Twelve and No/100 Dollars (\$212.00)

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, Woodford S. Quinn and  
 wife, Deborah P. Quinn

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:

Part of the NE 1/4 of NE 1/4 of Section 28, Township 20 South, Range 3  
 West of Huntsville Principal Meridian, Shelby County, Alabama, being  
 more particularly described as follows: Begin at the NW corner of NE 1/4  
 of NE 1/4 of said Section 28; thence in an Easterly direction along the  
 North boundary of said 1/4-1/4 Section 201.00 feet to the center line of  
 an old county road; thence turning an angle of 94 deg. 05' to the right in  
 a Southerly direction along the center line of said county road 324.25  
 feet to the point of beginning of the tract of land herein described;  
 thence continuing in a Southerly direction along a straight line of last  
 mentioned course which is the center line of said old county road 104.61  
 feet; thence turning an angle of 94 deg. 04' to the left in an Easterly  
 direction 417.38 feet; thence turning an angle of 85 deg. 56 min. to the  
 left in a Northerly direction 104.61 feet; thence turning an angle of 94  
 deg. 04 min. to the left in a Westerly direction 417.38 feet to the  
 point of beginning.  
 Containing 1.00 acres, more or less, except road right of way.

The proceeds of this Mortgage were applied to the consideration recited  
 in the Deed executed simultaneously herewith.

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

have hereunto set their signature S and seal, this

day of

November

1982

Mtg Tax 15.00  
Rec 3.00  
Jury 1.00  
Total 19.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED

1982 NOV 22 AM 8:37

THE STATE of ALABAMA

SHELBY

COUNTY

I, the undersigned

, a Notary Public in and for said County, in said State,

hereby certify that Woodford S. Quinn, Jr. and wife, Deborah P. Quinn

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

day of

November

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

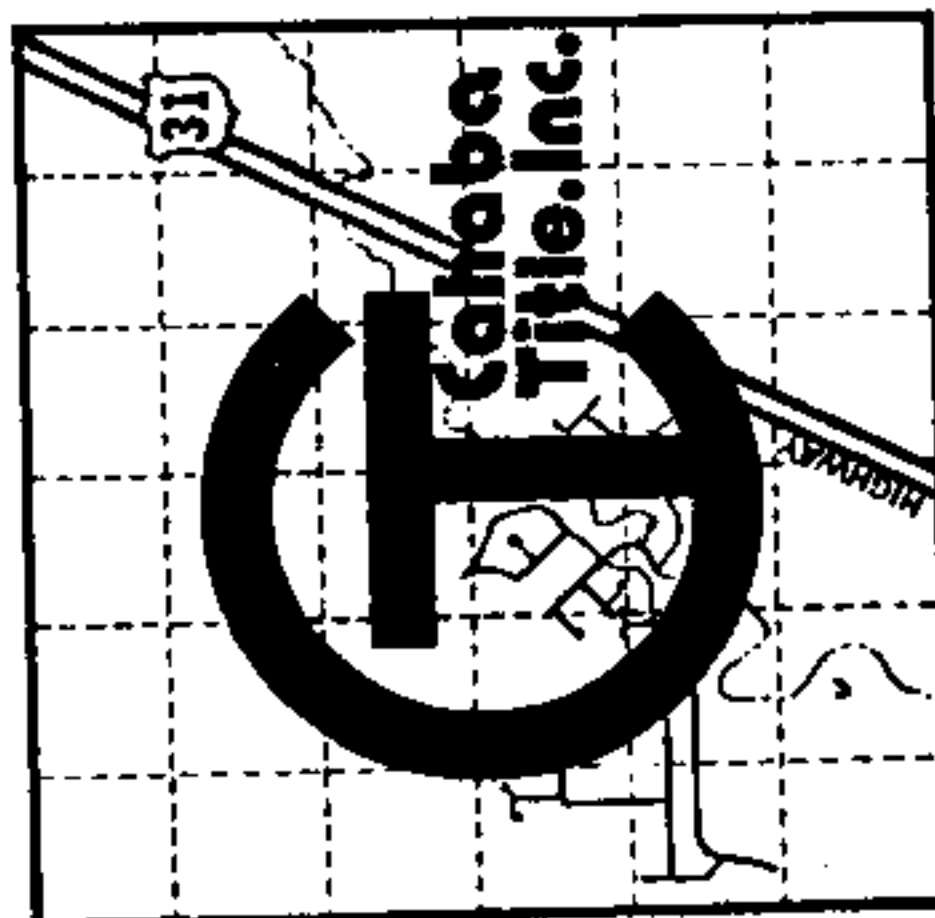
day of

, 19

Notary Public

TO

MORTGAGE DEED



Recording Fee \$

Deed Tax \$

This form furnished by

Cahaba Title, Inc.

1970 Chandalar South Office Park

Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Telephone 205-663-1130