

This instrument was prepared by Sherry Rice 1230 Raymond Road Jackson, Mississippi 39205  
(Name) ALLSTATE ENTERPRISES, INC. (Address) 1230 Raymond Road Jackson, Mississippi 39205

1591

### Mortgage

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS: That Whereas,  
John Carter Chandler and Bobbie J. Chandler (Husband and Wife)

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Allstate Enterprises, Inc.  
1230 Raymond Road  
Jackson, Mississippi 39205

(hereinafter called "Mortgagee", whether one or more), in the sum  
of Nineteen thousand two hundred seventy three and 80/100----- Dollars  
(\$ 19,273.80 ), evidenced by a promissory note of even date.

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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, John Carter Chandler & Bobbie J. Chandler 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:

From the Northeast corner of Section 28, Township 19 South, Range 2 West, run Southerly along the East boundary line of Section 28, Township 19 South, Range 2 West, 975.61 feet, more or less, to a point on the South Right of Way line of Cahaba Valley Road; thence turn an angle of 69 degrees 51' to the right and run Southwesterly along the South Right of Way line of said road 686.22 feet to the point of beginning of the land herein described; thence continue Southwesterly along the South Right of Way line of Cahaba Valley Road for 200.0 feet; thence turn an angle of 81 degrees 35' to the left and run Southeasterly 330.93 feet; thence turn an angle of 26 degrees 44' to the left and continue Southeasterly 301.7 feet to a point on the bank of Bishop Creek; thence turn an angle of 119 degrees 51' to the left and run Northeasterly 181.83 feet and including all that area that lies between the last two named points and the center of Bishop Creek; thence turn an angle of 37 degrees 58' to the left and run Northwesterly 479.54 feet, more or less, to the point of beginning. This land being a part of the E½ of NE¼ of Section 28, Township 19 South, Range 2 West and being 2.599 acres, more or less:

Also known as: Route 1 Box 290  
Helena, Alabama

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

MFU355

*Record Data*  
*2121 Bldg. 8th Ave W.*  
*B'lv 35202*

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.

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IN WITNESS WHEREOF the undersigned John Carter Chandler and Bobbie J. Chandler

have hereunto set their signatures and seal, this 19 day of Nov. 1982

.....(SEAL)  
*John Carter Chandler* .....(SEAL)  
 John Carter Chandler  
*Bobbie J. Chandler* .....(SEAL)  
 Bobbie J. Chandler

THE STATE of Alabama  
Shelby COUNTY

I, Wiley Gene Desener a Notary Public in and for said County, in said State,  
 hereby certify that John Carter Chandler & Bobbie J. Chandler

whose name assigned 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 19 day of Nov. 1982  
 My commission expires: July 1984 Notary Public

MORTGAGE DEED

1982 NOV 29 AM 9:58  
 JUDGE OF PROBATE  
 Recording Fee \$ 300  
 Deed Tax \$ 100  
 3295-

Return to:

TO