

This instrument was prepared by

(Name) James F. Burford, III
(Address) Suite 2900, 300 Vestavia Office Park, Birmingham, Alabama 35216

MORTGAGE- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

CLAYTON B. TAYLOR, JR., BRUCE DRAKE ANDREWS and H. SCOTT GWIN

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

RANDALL E. THOMPSON

(hereinafter called "Mortgagee", whether one or more), in the sum
of Thirteen Thousand Five Hundred and 00/100----- Dollars
(\$ 13,500.00), evidenced by note bearing even date herewith.

See Assign Mice. At 50 pg 930 (6-2-83)
BOOK 431 PAGE 847

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 B. Taylor, Jr.,
Bruce Drake Andrews, and H. Scott Gwin

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:

See Exhibit "A" attached hereto and incorporated by reference herein.

Subject To:

1. Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983. Parcel I.D. 58-08-5-15-0-000-004 and 58-08-5-15-000-002. Taxes for 1982 were paid in the amount of \$18.18 and \$226.74, respectively.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 145, Page 15, Deed Book 127, Page 368, and Deed Book 197, Page 353 in the Probate Office.
3. Right of Way granted to Shelby County by instrument recorded in Deed Book 135, Page 156 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 80, Page 425 in Probate Office.

This mortgage is second and subservient to that certain mortgage given by Randall E. Thompson to Donald Walton Acton, bearing even date herewith.

This is a purchase money 2nd mortgage.

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 and seal, this

17th day of MAY, 1983

H. Scott Gwin (SEAL)
Clayton B. Taylor Jr. (SEAL)
Bruce Drake Andrews (SEAL)

(SEAL)

BOOK 431 PAGE 848

THE STATE of *Alabama* }
Gwyn COUNTY }

I, JAMES F. DUNN

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

hereby certify that H. SCOTT GWIN, CLAYTON B. TAYLOR JR., BRUCE DRAKE ANDREWS

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 ~~have~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of

May 1983
[Signature] 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

Return to:

TO

MORTGAGE DEED

This form furnished by

American
TITLE
INSURANCE COMPANY
REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA

EXHIBIT 'A' MORTGAGE FROM
TAYLOR, ANDREWS & GWIN TO THOMPSON

PARCEL I

The North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 15, Township 19, Range 1 East, lying East of Shelby County Highway 55, said property being a portion of the property described in Deed Volume 125, Page 167, and 168, as recorded in the Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT the following; Begin at a point where the southerly right-of-way line of the Westover to Sterrett Road intersects the northerly line of Section 15 and run southwesterly along the margin of said right-of-way a distance of 550 feet to the true point of beginning thence run due East a distance of 400 feet; thence run due South a distance of 500 feet; thence run due West 425 feet, more or less, to the east and southerly right-of-way of said road, then run northerly and easterly along said right-of-way line a distance of 500 feet, more or less to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II

A parcel of land located in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; and more particularly described as follows: Beginning at the southeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 15, thence North 88° West 903 feet to a point of beginning being the northeast corner of the two-acre tract; thence South 2° West 200 feet to a point; thence North 88° West 435 feet to a point; thence North 2° East 200 feet to a point; thence South 88° East 435 feet to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 JUN -2 AM 11:35

Thomas P. Shawley, Jr.
JUDGE OF PROBATE

Mtg Pay - 2025
450
100

2575-