

This instrument was prepared by

1158



This Form furnished by:

Cahaba Title, Inc.1970 Chandalar 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,

OAK MOUNTAIN PROPERTIES III, An Alabama General Partnership

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to The AmSouth Bank of Birmingham (formerly the First National Bank of Birmingham) as trustee for the benefit of MILDRED E. POOLE (undivided 50% interest); WILLIAM LANNON POOLE, JR. (undivided 25% interest) and MARTHA J. POOLE YEILDING (undivided 25% interest).

(hereinafter called "Mortgagee", whether one or more), in the sum of Ninety One Thousand Eight Hundred and 00/100-----Dollars (\$91,800.00), evidenced by note bearing even date herewith calling for interest at 10% per annum with annual installments of \$12,069.29 which may be prepaid without penalty and which the note holder has the right to call all unpaid principal and interest due and payable on the tenth annual payment.

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, OAK MOUNTAIN PROPERTIES III, An Alabama General Partnership

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:

The W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 22, Township 18 South, Range 1 West.

This is a purchase money first mortgage.

Subject To: (1) Taxes due in the year 1984 and thereafter. (2) Right of Ways and easements of record. (3) Ingress and egress to conveyed property.

Any proceeds from the sale of any timber on the property described herein shall be applied to the last principal payments due on the note secured by this mortgage.

Mortgagor or assigns shall have the right to release parcels of land from the lien of this mortgage as follows:

- (a) There shall be a payment to mortgagee of \$2,025.00 per acre released which shall be applied to the last principal payments due on the note secured by this mortgage.
- (b) There shall be access to the property which remains under the lien of this 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 ROBERT G. ROSSER, as Managing Partner of OAK MOUNTAIN PROPERTIES III, an Alabama General Partnership

have hereunto set his signature and seal, this 24th day of October, 1983.

OAK MOUNTAIN PROPERTIES III, (SEAL)
An Alabama General Partnership (SEAL)

BY: Robert G. Rosser (SEAL)
ROBERT G. ROSSER, ITS MANAGING PARTNER (SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Randall E. Thompson, a Notary Public in and for said County and in said State, hereby certify that Robert G. Rosser, as managing partner of Oak Mountain Properties III, an Alabama General Partnership, whose name 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 the conveyance, he in his capacity as such partner, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 1983.

Randall E. Thompson
NOTARY PUBLIC

My Commission Expires: 2-5-84

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

1983 OCT 24 PM 2:04

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Mg Tax 137.70
Rec 3.50
Ind 1.00
142.20