

THIS INSTRUMENT PREPARED BY:

NAME: Martha Grace Cottingham

ADDRESS: Rt. 1 Box 244 Brierfield, Al. 35035

MORTGAGE

State of Alabama

Shelby COUNTY

Know All Men By These Presents, that whereas the undersigned Jim & Kaye Towers justly indebted to H & H Construction Co., Inc. in the sum of One thousand seven hundred fifty two dollars and twenty four cents (1,752.24) evidenced by A promissory note Dated February 7, 1984 with 24 consecutive monthly installments of \$ 73.01 each.

and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due, March 20, 1984

Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, Jim & Kaye Towers do, or does, hereby grant, bargain, sell and convey unto the said H & H Construction Co., Inc. (hereinafter called Mortgagee) the following described real property situated in

Shelby County, Alabama, to-wit:

Lot 55, according to the survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1979.
2. Easements, restrictions, building line and rights of way of record.

Said property is warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said premises, and should default be made in the payment of same, said Mortgagee has the option of paying off the same; and to further secure said indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the reasonable insurable value thereof. In companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee, 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, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date of payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee for any amounts Mortgagee may have expended for taxes, assessments and insurance, and the 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 should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee 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, or if any statement of lien is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the lien on which such statement is based, 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 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, in some newspaper published in said County and State, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said 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 be necessary then to expended in paying insurance, taxes, or other incumbrances, with interest there-

Form: 385(2/68)

H&H CONSTRUCTION COMPANY

Route 1, Box 244

BRIERFIELD, ALABAMA 35035

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on, 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 remainder, if any, to be turned over to the said Mortgagor; and the undersigned, further agree that said Mortgagee may bid at said sale and purchase said property, if the highest bidder therefor, as though a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and empowered to execute a deed to the purchaser thereof in the name of the Mortgagor by such auctioneer as agent, or attorney in fact, and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereto secured.

It is expressly understood that the word "Mortgagee" wherever used in this mortgage refers to the person, or to the persons, or to the corporation named as grantee or grantees in the granting clause herein.

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agents and assigns of said Mortgagee, if a corporation.

IN WITNESS WHEREOF, we have hereunto set our hands and seals

on this the 7th day of February 1984

WITNESSES:

x Gary Wilson
Witness signs here

x Mike Wright
Witness signs here

x G.F. Jowers (Seal)
Husband signs here

_____ (Seal)

x Kaye Jowers (Seal)
Wife signs here

_____ (Seal)

TRANSFER AND ASSIGNMENT

Alabama County
For value received the undersigned hereby transfers, assigns and conveys unto all right, title, interest, powers and options in, to and under the within Mortgage from to as well as to the land described therein and the indebtedness secured thereby.

In witness whereof the undersigned ha hereunto set hand and seal, this day of

Signed, sealed and delivered in presence of

Witness _____

Notary Public _____

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

Mtg tax 270
Rec. 300
Jud. 100
670

1984 MAR 23 AM 9:24
JUDGE OF PROBATE

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STATE OF Alabama
COUNTY OF Shelby

PROOF BY SUBSCRIBING WITNESS

I, Robbie G. Conway a Notary Public in and for said County, in said State, hereby certify that Gary Wilson & Mike Wright a subscribing witness to the foregoing Mortgage, known to me, appeared before me this day, and, being sworn, stated that the within named Grantor(s) voluntarily executed the same in his presence, and in the presence of the other subscribing witness (all being informed of the contents of the Mortgage) on the day the same bears date; that he attested the same in the presence of the Grantor(s) and the other witness, and that such other witness subscribed his name as a witness in his presence.

Given under my hand, this 7th day of February 1984

NOTARY SIGNS HERE

x Robbie G. Conway
Notary Public

My Commission Expires Sept. 22, 1984

Judge of Probate

Return to

H & H CONST. CO., INC.
Rt. 1, Box 244
Brierfield, AL. 35035

TO

MORTGAGE

STATE OF ALABAMA,
County.

Office of the Judge of Probate