

(Name) James O. Standridge(Address) P.O. Box 562, Montevallo, Al 35115

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

DAVID LAWRENCE JONES and wife, DONNA GILBERT JONES,
(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

MAGGIE OTIS DENNIS, a widow,

(hereinafter called "Mortgagee", whether one or more), in the sum
of FORTY-TWO THOUSAND FIVE-HUNDRED and no/00-----Dollars
(\$ 42,500.00), evidenced by Real Estate Mortgage Note of even date herewith,
with interest accruing at the rate of 11 % beginning on November 15,
1985, and payable in equal monthly installments of \$483.05. Said
payments to begin on December 15, 1985, and each consecutive month
thereafter for 180 months, with final payment due on November 15, 2000.

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BOOK 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,

DAVID LAWRENCE JONES and wife, DONNA GILBERT JONES

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:

Two parcels of land located in the North 1/2 of the NW 1/4 of
Sec. 3, Twp 24 N., R 12 E, Shelby County, Alabama, more
particularly described as follows:

PARCEL ONE:

Commence at the point of intersection of the centerline of
Southern Railway with the culvert, as constructed, just West of
the concrete bridge that carries Highway 25 over said Railroad;
thence Northeasterly along said centerline for 336 feet; thence
left 97 deg. 05 min. in a Northwesterly direction 108.40 feet to
intersection with the Northwest ROW of Spring Creek Road, said
intersection being the point of beginning; thence continue
Northwesterly along same line 359.00 feet to an old 4" concrete
corner marker at the base of 24" cedar tree; thence left 121
deg. 27 min. in a Southwesterly direction 265.88 feet to an old
4" concrete marker near a 28" locust tree; thence right 49 deg.
00' in a Westerly direction 86 feet, more or less, to the
Easterly edge of Shoal Creek; thence Southerly along said
Easterly edge 110 feet, more or less, to intersection with the
Northeast ROW of said Highway 25; thence Southeasterly along the
Northeast ROW 190 feet, more or less, to intersection with said
North ROW of Spring Creek Road; thence Northeasterly along said
North ROW of Spring Creek Road 269.50 feet, more or less, to the
point of beginning.

PARCEL TWO:

Begin at the intersection of the Southwest ROW of Highway 25 with
the South edge of Shoal Creek; thence Southeasterly along said
Southwest ROW 170 feet, more or less, to the North ROW of a road
thence in a Westerly direction along said North ROW 100.00 feet;
thence in a Northerly direction along an old fence line 75 feet,
more or less, to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of W.M. Varnon, Reg. No. 9324, dated November
2, 1984.

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

DAVID LAWRENCE JONES and wife, DONNA GILBERT JONES

have hereunto set their signature S and seal, this 15th day of November, 19 84

David Lawrence Jones (SEAL)
DAVID LAWRENCE JONES
Donna Gilbert Jones (SEAL)
DONNA GILBERT JONES (SEAL)
_____(SEAL)

THE STATE of ALABAMA

SHELBY

COUNTY

I,

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

hereby certify that DAVID LAWRENCE JONES and wife, DONNA GILBERT JONES

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 15th day of November, 19 84.
My Commission Expires _____ 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

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

1984 NOV 15 PM 3:10

MORTGAGE DEED

RECORDING FEES

Mortgage Tax	\$ 63.75
Deed Tax	_____
Mineral Tax	_____
Recording Fee	5.00
Index Fee	1.00
TOTAL	\$ 69.75

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guarantee Division
TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama

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