THIS INSTRUMENT P		me) <u>Kim Sprayherry</u> dross) 501 Shadon Crost Dow	
	(Add	215	kway B'ham A1 35209
STATE OF ALABAMA COUNTY OF Shelb	,		L ESTATE MORTGAGE
(B) "Borrower." will sometimes be call	document, which is dai John T. Camphell led "Borrower" and son	* *	
tion which was formed Lender's address is .	d and which exists under 501 Shades Cree	er the laws of the State of Alabama or took Parkway Bham Al 39	he United States.
shows that I owe Lend interest, which I have DEMAND	er <u>Two Hundred I</u> promised to pay in pay i	Fifteen Thousand and no/100 payments of principal and interest XXX nai payment may be a balloon payment	19_86_, will be called the "Note." The Note D Dollars, plus XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
BORROWER'S TRANSFER	TO LENDER OF RIGH	TS IN THE PROPERTY	
I grant, bargain, sell a I have in the property mortgages on real pro (A) Pay all the	and convey the Property subject to the terms of perty. I am giving Lendo amounts that I owe Leterest, any amounts that	to Lender. This means that, by signing this Mortgage. The Lender also has the er these rights to protect Lender from pender as stated in the Note;	this Mortgage, I am giving Lender the rights that ose rights that the law gives to lenders who hold ossible losses that might result if I fail to: protect the value of the Property and Lender's
(C) Pay, with int	erest, any other amount er amounts that I may o	s that Lender lends to me as Future Ad we Lender, now or in the future, includ or my guaranty of a loan to someone el	vances under Paragraph 7 below; ing any amounts that I become obligated to pay se by Lender, sometimes referred to as "Other
	and agreements listed	agreements under this Mortgage. In (A) through (E) above, this Mortgage	and the transfer of my rights in the Property will
LENDER'S RIGHTS IF BOI	AROWER FAILS TO KE	EP PROMISES AND AGREEMENTS	
If I fall to keep any of amount then remaining payment. This requires If I fail to make Immediant door of the court "auctioneer") may sell the highest bidder, or Notice of the time, places a week for three Lender or auctioneer and use the money re (1) all expenses (2) all amounts to (3) any surplus, If the money received Mortgage, I will prompt	the promises and agree unpaid under the Note ment will be called "Interest will be called "Interest will be called "Interest will be called "Interest in the Property in lots or if purchased by Lender ice and terms of sale w (3) consecutive weeks shall have the power are ceived to pay the follow of the sale, including a that I owe Lender under that amount remaining from the public sale doptly pay all amounts remaining	ements made in this Mortgage, Lender may and under this Mortgage. Lender may mediate Payment in Fuil." ander may sell the Property at a public sere the Property is located. The Lender parcels or as one unit as it sees fit at a for credit against the balance due from the given to the public by publishing in a newspaper of general circulation in a dauthority to convey all of my rights in wing amounts: advertising and selling costs and attorned the Note and under this Mortgage; and after paying (1) and (2), will be paid to see not pay all of the expenses and as maining due after the sale, plus interesting	the notice with a description of the Property of the county where the sale will be held. The in the Property to the buyer at the public auction, by's and auctioneer's fees; do the Borrower or as may be required by law. Industry I owe Lender under the Note and this stat the rate stated in the Note.
auctioneer will make t	he deed in the name of	the Borrower.	c auction. If the Lender buys the Property, the
DESCRIPTION OF THE PI		ed in (A) through (I) below:	
		17 Forrest Knoll Drive, B	ham A1 35244
This property is in	She1by	ADDRE County in the State of <u>Alabama</u>	· -
14th Addition	n and a Resurvey ded in Map Book	survey of Lot 604, Riverch of Lot 605-A, of a Resurv 9,page 57 in the Probate 0	vey of lots 605 and
N/A		(called the "Condominium P	s part of a condominium project known as roject"). This property includes my unit and all
(B) All buildings and(C) All rights in other known as "easements,(D) All rents or royal	other improvements the property that I have as rights and appurtenan lites from the property	at are located on the property describe s owner of the property described in p ces attached to the property;" described in paragraph (A) of this sec	aragraph (A) of this section. These rights are tion;
(E) All mineral, oil an of this section;(F) All rights that I have	nd gas rights and profits	s, water rights and water stock that are	part of the property described in paragraph (A) next to, the property described in paragraph (A)
- 6 41-1	ampbell		
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(G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and all replacements of and additions to those fixtures, except for those fixtures, replacements or additions that under the law are "consumer goods" and that I acquire more than twenty (20) days after the date of the Note;

(H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and (I) All replacements of or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

BORROWER'S RIGHT TO MORTGAGE THE PROPERTY AND BORROWER'S OBLIGATION TO DEFEND OWNERSHIP OF THE PROPERTY

I promise that except for the "exceptions" listed in the description of the Property: (A) I lawfully own the Property; (B) I have the right to mortgage, grant and convey the Property to Lender; and (C) there are no outstanding claims or charges against the Property. I give a general warranty of title to Lender. This means that I will be fully responsible for any tosses which Lender suffers because someone other than myself has some of the rights in the Property which I promise that I have. I promise that I will defend my ownership of the Property against any claims of such rights.

I promise and I agree with Lender as follows:

1. BORROWER'S PROMISE TO PAY PRINCIPAL AND INTEREST UNDER THE NOTE AND TO FULFILL OTHER PAYMENT OBLIGATIONS

I will promptly pay to Lender when due: principal and Interest under the Note; late charges and prepayment charges as stated in the Note; principal and interest on Future Advances that I may receive under Paragraph 7 below; any amounts expended by Lender under this Mortgage; and all Other Debts.

2. LENDER'S APPLICATION OF BORROWER'S PAYMENTS

Unless the law requires otherwise, Lender will apply each of my payments under the Note and under Paragraph 1 above in the following order and for the following purposes:

A) First to pay interest then due under the Note; and

(B) Next, to late charges, if any; and

(C) Next, to lenders costs and expenses, if any; and(D) Next, to pay principal then due under the Note.

3. BORROWER'S OBLIGATION TO PAY CHARGES AND ASSESSMENTS AND TO SATISFY CLAIMS AGAINST THE PROPERTY

I will pay all taxes, assessments, and any other charges and fines that may be imposed on the Property and that may be superior to this Mortgage. I will also make payments due under my lease if I am a tenant on the Property and I will pay ground rents (if any) due on the Property. I will do this by making payments, when they are due, directly to the persons entitled to them. (In this Mortgage, the word "person" means any person, organization, governmental authority, or other party.) Upon request, I will give Lender a receipt which shows that I have made these payments.

Any claim, demand or charge that is made against property because an obligation has not been fulfilled is known as a "lien." I will promptly pay or satisfy all liens against the Property that may be superior to this Mortgage. However, this Mortgage does not require me to satisfy a superior lien if: (A) I agree, in writing, to pay the obligation which gave rise to the superior lien and Lender approves the way in which I agree to pay that obligation; or (B) I, In good faith, argue or defend against the superior lien in a lawsuit so that, during the lawsuit, the superior lien may not be enforced and no part of the Property must be given up.

Condominimum Assessments

If the Property Includes a unit in a Condominium Project, I will promptly pay when they are due, all assessments imposed by the owners association or other organization that governs the Condominium Project. That association or organization will be called the "Owners Association."

BORROWER'S OBLIGATION TO OBTAIN AND TO KEEP HAZARD INSURANCE ON THE PROPERTY

(A) Generally

I will obtain hazard insurance to cover all buildings and other improvements that now are or in the future will be located on the Property. The Insurance must cover loss or damage caused by fire, hazards normally covered by "extended coverage" hazard insurance policies, and other hazards for which Lender requires coverage. The insurance must be in the amounts and for the periods of time required by Lender. Lender may not require me to obtain an amount of coverage that is more than the value of all buildings and other improvements on the Property.

I may choose the insurance company, but my choice is subject to Lender's approval. Lender may not refuse to approve my choice unless the refusal is reasonable. All of the insurance policies and renewals of those policies must include what is known as a "standard mortgage clause" to protect Lender. The form of all policies and the form of all renewals must be acceptable to Lender. Lender will have the right to hold the policies and renewals.

I will pay the premiums on the insurance policies by paying the insurance company directly when the premium payments are due. If Lender requires, I will promptly give Lender all receipts of paid premiums and all renewal notices that I receive.

If there is a loss or damage to the Property, I will promptly notify the Insurance company and Lender. If I do not promptly prove to the Insurance company that the loss or damage occurred, then Lender may do so.

The amount paid by the insurance company is called "proceeds." The proceeds will be used to reduce the amount that I owe to Lender under the Note and this Mortgage, unless Lender and I have agreed to use the proceeds for repairs, restoration or otherwise.

The Lender has the authority to settle any claim for insurance benefits and to collect the proceeds. Lender then may use the proceeds to reduce the amount that I owe to Lender under the Note and under this Mortgage or to repair or restore the Property as Lender may see fit.

If any proceeds are used to reduce the amount of principal which I owe to Lender under the Note, that use will not delay the due date or change the amount of any of my monthly payments under the Note and this Mortgage. However, Lender and I may agree in writing to those delays or changes.

If Lender acquires the Property by purchase at foreclosure sale, all of my rights in the insurance policies will belong to Lender. Also, all of my rights in any proceeds which are paid because of damage that occurred before the Property is acquired by Lender will belong to Lender. However, Lender's rights in those proceeds will not be greater than the amount that I owe to Lender under the Note and under this Mortgage.

(B) Agreements that Apply to Condominiums

(i) If the Property Includes a unit in a Condominium Project, the Owners Association may maintain a hazard insurance policy which covers the entire Condominium Project. That policy will be called the "master policy." So long as the master policy remains in effect and meets the requirements stated in this Paragraph 4: (a) my obligation to obtain and to keep hazard insurance on the Property is satisfied; and (b) if there is a conflict, concerning the use of proceeds, between (1) the terms of this Paragraph 4, and (2) the law or the terms of the declaration, by-laws, regulations or other documents creating or governing the Condominium Project, then that law or the terms of those documents will govern the use of proceeds. I will promptly give Lender notice if the master policy is interrupted or terminated. During any time that the master policy is not in effect, the terms of (a) and (b) of this subparagraph 4(B) (i) will not apply.

(ii) If the Property Includes a unit in a Condominium Project, it is possible that proceeds will be paid to me instead of being used to repair or to restore the Property. I give Lender my rights to those proceeds. All of the proceeds described in this subparagraph 4(B) (ii) will be paid to Lender and will be used to reduce the amount that I owe to Lender under the Note and under this Mortgage. If any of those proceeds remain after the amount that I owe to Lender has been paid in full, the remaining proceeds will be paid to me. The use of proceeds to reduce the amount that I owe to Lender will not be a prepayment that is subject to the prepayment charge provisions, if any, under the Note.

5. BORROWER'S OBLIGATION TO MAINTAIN THE PROPERTY AND TO FULFILL OBLIGATIONS IN LEASE, AND AGREEMENTS ABOUT CONDOMINIUMS

(A) Agreements about Maintaining the Property and Keeping Promises in Lease

I will keep the Property in good repair. I will not destroy or substantially change the Property, and I will not allow the Property to deteriorate. If I do not own but am a tenant on the Property, I will fulfill my obligations under my lease.

(B) Agreements that Apply to Condominiums

If the Property is a unit in a Condominium Project, I will fulfill any of my obligations under the declaration, by-laws, regulations and other documents that create or govern the Condominium Project. Also, I will not divide the Property into smaller parts that may be owned separately (known as "partition or subdivision"). I will not consent to certain actions unless I have first given Lender notice and obtained Lender's consent in writing. Those actions are:

(a) The abandonment or termination of the Condominium Project unless the abandonment or termination is required by law;

(b) Any significant change to the declaration, by-laws or regulations of the Owners Association, trust agreement, articles of incorporation, or other documents that create or govern the Condominium Project, including, for example, a change in the percentage of ownership rights held by unit owners in the Condominium Project; and

(c) A decision by the Owners Association to terminate professional management and to begin self-management of the Condominium Project.

6. LENDER'S RIGHT TO TAKE ACTION TO PROTECT THE PROPERTY

If: (A) I do not keep my promises and agreements made in this Mortgage, or (B) someone, including me, begins a legal proceeding that may significantly affect Lender's rights in the Property (such as, a legal proceeding in bankruptcy, in probate, for condemnation, or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions under this Paragraph 6 may include, for example, obtaining insurance on the Property, appearing in court, paying reasonable attorney's fees, and entering on the Property to make repairs.

I will pay to Lender any amounts, with interest, which Lender spends under this Paragraph 6. This Mortgage will protect Lender In case I do not keep this promise to pay those amounts, with interest at the same rate stated in the Note. Interest on each amount will begin on the date that the amount is spent by Lender. However, Lender and I may agree in writing to terms of payment that are different from those in this paragraph.

Although Lender may take action under this Paragraph 6, Lender does not have to do so.

7. AGREEMENTS ABOUT FUTURE ADVANCES AND REFINANCING

I may ask Lender to make one or more loans to me in addition to the loan that I promise to pay under the Note, or to refinance the amount due under the Note. Lender may, before this Mortgage is discharged, make additional loans to me or refinance the amount due under the Note.

8. LENDER'S RIGHTS IF BORROWER TRANSFERS THE PROPERTY

If I sell or transfer all or part of the Property or any rights in the Property, Lender will require immediate Payment in Full.

9. CONTINUATION OF BORROWER'S OBLIGATIONS

My obligations under this Mortgage are binding upon me, upon my heirs and my legal representatives in the event of my death, and upon anyone who obtains my rights in the Property.

Lender may allow a person who takes over my rights and obligations to delay or to change the amount of the monthly payments of principal and interest due under the Note or under this Mortgage. Even if Lender does this, however, that person and I will both still be fully obligated under the Note and under this Mortgage unless. Lender specifically releases me in writing from my obligations. Lender may allow those delays or changes for a person who takes over my rights and obligations, even if Lender is requested not to do so. Lender will not be required to bring a lawsuit against such a person for not fulfilling obligations under the Note or under this Mortgage, even if Lender is requested to do so.

10. CONTINUATION OF LENDER'S RIGHTS

Even if Lender does not exercise or enforce any right of Lender under the Note, this Mortgage or under the law, Lender will still have all of those rights and may exercise and enforce them in the future. Even if Lender obtains insurance, pay taxes, or pays other claims, charges or liens against the Property, Lender will still have the right to demand that I make Immediate Payment In Full of the amount that I owe to Lender under the Note and under this Mortgage.

11. LENDER'S ABILITY TO ENFORCE MORE THAN ONE OF LENDER'S RIGHTS; OBLIGATIONS OF BORROWERS; AGREEMENTS CONCERNING CAPTIONS

Each of Lender's rights under this Mortgage is separate. Lender may exercise and enforce one or more of those rights, as well as any of Lender's other rights under the law, one at a time or all at once.

If more than one person signs this Mortgage as Borrower, each of us is fully obligated to keep all of Borrower's promises and obligations contained in this Mortgage. Lender may enforce Lender's rights under this Mortgage against each of us individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under the Note and under this Mortgage. However, if one of us does not sign the Note, then: (A) that person is signing this Mortgage only to give that person's rights in the Property to Lender under the terms of this Mortgage; and (B) that person is not personally obligated to make payments or to act under the Note or under this Mortgage.

The captions and titles of this Mortgage are for convenience only. They may not be used to interpret or to define the terms of this Mortgage.

LAW THAT GOVERNS THIS MORTGAGE

The law that applies in the place that the Property is located will govern this Mortgage. The law of the State of Alabama will govern the Note. If any term of this Mortgage or of the Note conflicts with the law, all other terms of this Mortgage and of the Note will still remain in effect if they can be given effect without the conflicting term. This means that any terms of this Mortgage and of the Note which conflict with the law, can be separated from the remaining terms, and the remaining terms will still be enforced.

STATE OF ALABAMA) COUNTY OF) I, Ihat of and who is known to me, acknowledge as such ar	d before me on this day that, but with full authority, executed seal this day of _	March Notary Public In and for said County, in said State, hereby whose name as is signed to the foregoing combeing informed of the contents of such conveyance, the same voluntarily for and as the act of said, 19	veyance,
STATE OF ALABAMA) COUNTY OF) I, Ihat of and who is known to me, acknowledge as such ar	d before me on this day that, but with full authority, executed	Notary Public In and for said County, in said State, hereby whose name as is signed to the foregoing conbeing informed of the contents of such conveyance, the same voluntarily for and as the act of said	veyance,
COUNTY OF) I, Ihat of		a Notary Public In and for said County, in said State, hereby whose name as is signed to the foregoing con	veyance,
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STATE OF ALABAMA)	seal this day of _	Notary Public Z	<u> </u>
Given under my hand and official My commission expires: 7-/0:	seal this day of _	Notary, Public Z	<u>*</u> u
Given under my hand and official	seal this day of _		ፈ
of the contents of this conveyance	he executed the	same voluntarily on the day the same been date	,
signed to the foregoing conveyance, ar	nd whoisknov	wn to me, acknowledged before me on this day that being	informed
	l, an unmarried m	a Notary Public In and for sald County, in said State, hereband	y certify
the undersigned		a Motage Bublis In and fact sale County to the County	. 412
STATE OF ALABAMA) COUNTY OF Jefferson)			
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which conflict with the law, can		By signing this Mortgage lagree to all of the above.	