

This form furnished by: **Cahaba Title, Inc.** 988-5600

2596

Grantor's Address:
211 Shelby Street
Montevallo AL 35115

This instrument was prepared by:

(Name) Mitchell A. Spears
(Address) P.O. Box 91
Montevallo AL 35115

MORTGAGE

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Kenneth O'Neal Smitherman and wife, Velma Darlene Smitherman
(hereinafter called "Mortgagors", whether one or more) are justly indebted to

Brewer Carpenter and wife, Gertrude H. Carpenter

(hereinafter called "Mortgagee", whether one or more), in the sum
of Twenty Five Thousand and 00/100----- Dollars
(\$ 25,000.00---), evidenced by real estate mortgage note executed on even date herewith.

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,

Kenneth O'Neal Smitherman and wife, Velma Darlene Smitherman

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:

Commence at a point on Shelby Street, Montevallo, Alabama, where the lot of W. D. Carpenter, as described in Deed Book 73, Page 240, and the lot of Brewer Carpenter, as described in Deed Book 73, Page 239 form a common point; thence run Southwesterly along an existing fence line a distance of 250 feet, more or less, to Shoal Creek; thence run Northwesterly along said Shoal Creek a distance of 40 feet; thence run Northeasterly and parallel to the Southeast boundary of the lot herein described for a distance of 270 feet, more or less, to Shelby Street; thence run Southeasterly along Shelby Street a distance of 40 feet, to the point of beginning.

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

To Have and to [redacted] above granted property unto the said 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, 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 sums 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 the 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 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 Kenneth O'Neal Smitherman and wife, Velma Darlene Smitherman

have hereunto set our signature s and seal, this 30th day of December, 1986

Kenneth O'Neal Smitherman (SEAL)
Kenneth O'Neal Smitherman

Velma Darlene Smitherman (SEAL)
Velma Darlene Smitherman (SEAL)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 DEC 31 AM 1:02

THE STATE OF ALABAMA
SHELBY
JUDGE OF PROBATE

the undersigned

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

hereby certify that Kenneth O'Neal Smitherman and wife, Velma Darlene Smitherman

whose name s aresigned to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyancethey executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 30th day of December, 1986

M. A. [Signature] Notary Public

THE STATE of

1. Deed Tax \$ 37.50
COUNTY Mt. Tax 5.00
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 43.50

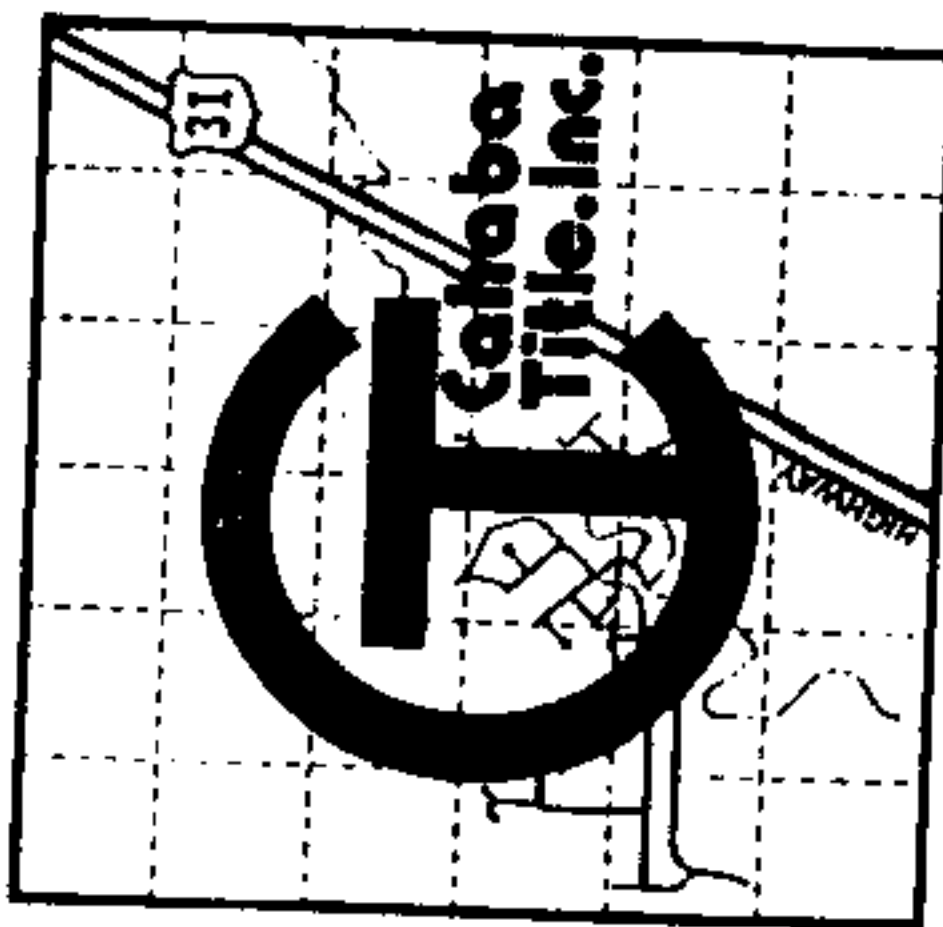
hereby certify that

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 _____ day of _____, 19 _____
Notary Public

MORTGAGE

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600
LOCATED IN RIVERCHASE