

This instrument was prepared by

(Name) <sup>42</sup> Joyce E. May, Attorney at Law

(Address) 2121 Highland Avenue South, Birmingham, Alabama 35205

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY Shelby

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Teco, Inc., an Alabama corporation

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

GLENN R. TORRENCE and wife, JERRY C. TORRENCE

(hereinafter called "Mortgagee", whether one or more), in the sum  
of Thirty Thousand & No/100 ----- Dollars  
(\$ 30,000.00 ), evidenced by a promissory note executed simultaneously 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,

Teco, Inc., an Alabama corporation

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:

Lot 47, according to the Survey of Davenport's Addition to Riverchase West Sector 3, as recorded in Map Book 8, Page 53 A, B, and C, in the Probate Office of Shelby County, Alabama.

Subject to 1987 ad valorem taxes, a lien not yet due and payable.

Subject to Party Wall Agreement in Misc. Volume 51, Page 450.

Subject to restrictions appearing of record in Misc. Book 35, page

389; Misc. Book 36, page 30; Misc. Book 35, page 689; Misc. 41, page 257; Misc. 14, page 536; Deed 328, page 821; and Misc. 17, page 550.

Subject to Right of Way granted to Alabama Power Company by instrument(s) recorded in Misc. Book 35, Page 683; Deed 44, Page 127, Deed 331, Page 204; Deed 252, Page 182; Deed 252, Page 184; Deed 310, Page 595; and Misc. 15, Page 401.

Subject to easement of unstated width as shown on the recorded map.

Subject to rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Volume 127, Page 140.

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

Teco, Inc., an Alabama corporation

have hereunto set its signature and seal, this 29th day of January, 19 87

(SEAL)

Teco, Inc., an Alabama corporation (SEAL)

BY:

Its:

(SEAL)

(SEAL)

THE STATE of

COUNTY }

I,

hereby certify that

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

whose name signed to the foregoing conveyance, and who

known to me acknowledged before me on this day,

that being informed of the contents of the conveyance

executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of

, 19

Notary Public.

THE STATE of Alabama

Shelby

COUNTY }

I,

the undersigned

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

hereby certify that W. N. Arnwine

whose name as President

of Teco, Inc.

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 29th

day of January

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

1987 FEB -2 AM 9:44

JUDGE OF PROBATE

1. Deed Tax	\$	
2. Imp. Tax		45.00
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		\$1.00

TO

MORTGAGE DEED

Return to:

THIS FORM FROM

lawyers Title Insurance Corporation

Title Guaranty Division

TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama