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State of Alabama

MORTGAGE

FHA Case No. 011:3246119
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THIS MORTGAGE ("Security Instrument") is given on March 16, 1990.  
The Mortgagor is John R. Hassell and wife, Melanie J. Hassell

whose address is 3429 Wildewood Drive, Pelham, Alabama 35124

Union Planters National Bank ("Borrower"). This Security Instrument is given to which is organized and existing under the laws of the United States of America, and whose address is P. O. Box 470, Memphis, Tennessee 38101

SIXTY ONE THOUSAND SIX HUNDRED FIFTY SEVEN AND NO/100ths ("Lender"). Borrower owes Lender the principal sum of Dollars (U.S. \$ 61,657.00

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on April 1, 2020

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 8 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, with the power of sale, the following described property located in Shelby County, Alabama:

Lot 14, Block 1, according to the Survey of Wildewood Village, First Addition, as recorded in Map Book 8, page 38, in the Probate Office of Shelby County, Alabama.

The proceeds of this loan have been applied on the purchase of the herein described property.

Borrower covenants and agrees that if on any future date the above described property is declared by appropriate authority to be located in a special flood hazard area, and the holder of the indebtedness, its successor or assigns, requires flood insurance and same is available under the National Flood Insurance Act of 1968 as amended by the Disaster Act of 1973, and/or subsequent similar legislation, the Borrower will immediately secure and deliver to the Lender a flood insurance policy in an amount not less than the minimum specified by the Lender with the first year premium paid in full. Borrower further agrees that a sum equal to 1/12 of the annual renewal premium will be paid monthly with the installments of principal and interest according and subject to the provisions and Lender's options contained in subsequent paragraphs hereof governing escrow for taxes, mortgage loan insurance, and hazard insurance. Borrower and Lender covenant and agree that the rights of acceleration, remedy, and reinstatement as set forth in other paragraphs hereof shall also apply to this covenant.

THE ATTACHED ALABAMA HOUSING FINANCE AUTHORITY ADDENDUM TO MORTGAGE IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF AS IF SET OUT FULLY HEREIN.

which has the address of 3429 Wildewood Drive, Pelham, Alabama 35124 (Street, City, ZIP Code, ("Property Address"))

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly Payments of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by paragraph 4.

Each monthly installment for Items (a), (b), and (c) shall equal one-twelfth of the annual amounts, as reasonably estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amounts. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay Items (a), (b), and (c) before they become delinquent.

If at any time the total of the payments held by Lender for Items (a), (b), and (c), together with the future monthly payments for such items payable to Lender prior to the due dates of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, and if payments on the Note are current, then Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. Most Security Instruments insured by the Secretary are insured under programs which require advance payment of the entire mortgage insurance premium. If this Security Instrument is or was insured under a program which did not require advance payment of the entire mortgage insurance premium, then each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with Lender one month prior to the date the full annual mortgage insurance premium is due to the Secretary, or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to one-twelfth of one-half percent of the outstanding principal balance due on the Note.

If Borrower tenders to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance remaining for all installments for Items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for Items (a), (b), and (c).

3. Application of Payments. All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium, unless Borrower paid the entire mortgage insurance premium when this Security Instrument was signed;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note;

Fifth, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in Paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in Paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. Preservation and Maintenance of the Property, Leaseholds. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the property if the property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned property. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in Paragraph 2.

Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of principal.



NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may invoke the power of sale and any other remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give a copy of a notice to Borrower in the manner provided in paragraph 13. Lender shall publish the notice of sale once a week for three consecutive weeks in a newspaper published in Shelby County, Alabama, and thereupon shall sell the Property to the highest bidder at public auction at the front door of the County Courthouse of this County. Lender shall deliver to the purchaser Lender's deed conveying the Property. Lender or its designee may purchase the Property at any sale. Borrower covenants and agrees that the proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

18. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

19. Waivers. Borrower waives all rights of homestead exemption in the Property and relinquishes all rights of curtesy and dower in the Property.

20. Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within sixty days from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to sixty days time from the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lenders failure to remit a mortgage insurance premium to the secretary.

BOOK 283 PAGE 13

Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were in a part of this Security Instrument. (Check applicable box(es))

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Adjustable Rate Rider   | <input type="checkbox"/> Growing Equity Rider |
| <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Other                |

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

John R. Hassell (Seal)  
John R. Hassell Borrower

Melanie J. Hassell (Seal)  
Melanie J. Hassell Borrower

\_\_\_\_ (Seal)  
Borrower

\_\_\_\_ (Seal)  
Borrower

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Page 4 of 4

FHA Alabama Mortgage-6/88

Revised 12/15/88

STATE OF ALABAMA,

County ss: SHELBY

On this 16th day of March, 1990, the undersigned  
John R. Hassell and wife, Melanie J. Hassell

\_\_\_\_, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date. Given under my hand and seal of office this 16th day of March, 1990.

My Commission expires: 3-10-91

\_\_\_\_\_  
Notary Public

This instrument was prepared by Courtney H. Mason, Jr.  
100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244



**ALABAMA HOUSING FINANCE AUTHORITY**

**Single Family Mortgage Revenue Bond Program  
1989 Series B**

**ADDENDUM TO MORTGAGE  
(FHA LOANS ONLY)**

The Mortgagee, Union Planters National Bank,  
or such of its successors or assigns as may by separate instrument assume  
responsibility for assuring compliance by the Mortgagor with the provisions  
of this Addendum, may declare all sums secured by this mortgage to be  
immediately due and payable if:

(a) all or part of the property is sold or otherwise transferred (other  
than by devise, descent or operation of law) by Borrower ("Mortgagor") to a  
purchaser or other transferee:

(i) who cannot reasonably be expected to occupy the property as  
a principal residence within a reasonable time after the sale  
or transfer, all as provided in Section 143(c) and (1)(2) of  
the Internal Revenue Code; or

(ii) who has had a present ownership interest in a principal residence  
during any part of the three year period ending on the date  
of the sale or transfer, all as provided in Section 143(d) and  
(1)(2) of the Internal Revenue Code (except that the language "100  
percent" shall be substituted for "90 percent or more" where the  
latter appears in Section 143(d)(1); or

(iii) at an acquisition cost which is greater than 90 percent of the  
average area purchase price (greater than 110 percent for targeted  
area residences), all as provided in Section 143(e) and (1)(2) of  
the Internal Revenue Code; or

(iv) whose family income exceeds 115% (100% in the case of family size  
of less than 3 persons) of applicable median family income (140%  
for a family) (120% in the case of family size of less than 3  
persons in a targeted area residence), all as provided in  
Section 143(f) and (1)(2) of the Internal Revenue Code; or

(b) Borrower ("Mortgagor") fails to occupy the property described in the  
Mortgage without Lender's ("Mortgagee's") prior written consent; or

(c) Borrower ("Mortgagor") omits or misrepresents a material fact in an  
application for this mortgage.

References are to the 1986 Internal Revenue Code in effect on the  
date of execution of the mortgage and are deemed to include the implementing  
regulations.

In witness whereof, the Borrower ("Mortgagor") has executed this Addendum on this 16th day of March, ~~1990~~ 1990.

Signature: John R. Hassell  
Printed: John R. Hassell

Signature: Melanie J. Hassell  
Printed: Melanie J. Hassell

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county, in said State, hereby certify that John R. Hassell and wife, Melanie J. Hassell whose name(s) is/are signed to the foregoing Addendum to Mortgage, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Addendum to Mortgage, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, ~~1990~~ 1990.



(SEAL)

Notary Public

My Commission Expires: 3-10-91

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

90 MAR 21 AM 8:04

JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax	\$	92.55
3. Recording Fee	\$	18.00
4. Indexing Fee	\$	2.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
Total	\$	111.55

