

This instrument was prepared by:

NAME FIRST FAMILY FINANCIAL SERVICES
 ADDRESS 3594 PELHAM PKWY STE 102 PELHAM, AL 35124
 SOURCE OF TITLE WARRANTY DEED
 BOOK 134 PAGE 430

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MORTGAGE

STATE OF ALABAMA
COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

THOMAS L. BEST, AN UNMARRIED MAN

(hereinafter called "Mortgagors", whether one or more) are justly indebted to FIRST FAMILY FINANCIAL SERVICES
 (hereinafter called "Mortgagee", whether one or more) in the sum
 of FIVE THOUSAND ONE HUNDRED AND THIRTY FOUR DOLLARS AND 30/100 Dollars

(\$ \$5,134.30**), Dollars, together with finance charges as provided in said Note And Security Agreement executed on even date herewith and payable according to the term of said Note And Security Agreement until such Note And Security Agreement is paid in full. And Whereas, Mortgagors agree, 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, 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:

Shelby County, Alabama, to-wit:
 All that part of the NW 1/4 of NW 1/4 of Section 8, Township 22 South, Range 1 East, which lies West of Montgomery Road, EXCEPT THAT part conveyed to Arthur Atkinson by deed recorded in Deed Book 134, Page 430, in the Probate Office of Shelby County, Alabama. Said exception being more particularly described as follows: Beginning at the Southwest corner of said NW 1/4 of the NW 1/4, and run thence North 3 degrees and 20 minutes West, a distance of 941.3 feet to an iron stake; run thence North 86 degrees and 35 minutes East, a distance of 557.8 feet to the right-of-way of the Montgomery public road; run thence South 33 degrees and 30 minutes West 81 feet; run thence South 20 degrees and 21 minutes West 444.4 feet; run thence South 17 degrees and 50 minutes West 503.2 feet to the South line of said Forty; run thence South 86 degrees and 35 minutes West a distance of 138.8 feet to the point of beginning, and containing 7 acres. ALSO LESS AND EXCEPT that portion described as follows: Beginning at the NW corner of Section 8, Township 22 South, Range 1 East, run South along the West boundary of said Section a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150.00 feet; thence left 89 degrees 00 minutes a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150.00 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 8, Township 22 South, Range 1 East, Shelby County, Alabama. ALSO EXCEPT a road easement described as follows: Commence at the NW corner of Section 8, Township 22 South, Range 1 East; thence run South along the West boundary of said Section a distance of 380.67 feet; thence left 91 degrees 00 minutes a distance of 150.00 feet to the point of beginning; thence continue in a straight line a distance of 355.30 feet to the right-of-way line of Shelby County Highway No. 61; thence left 41 degrees 16 minutes a distance of 45.5 feet; thence left 138 degrees 44 minutes a distance of 389.37 feet; thence left 89 degrees 00 minutes a distance of 30.00 feet to the point of beginning.

Situated in Shelby County, Alabama.
 This mortgage and lien shall secure not only the principal amount hereof but all future and subsequent advances to or on behalf of the Mortgagors or any other indebtedness due from the Mortgagors to the Mortgagee, whether directly or acquired by assignment, and the real estate herein described shall be security for such debts to the extent even in excess thereof of the principal amount hereof.

If the Mortgagor shall sell, lease or otherwise transfer the mortgaged property or any part thereof, without the prior written consent of the Mortgagee, the Mortgagee shall be authorized to declare at its option all or any part of such indebtedness immediately due and payable.

If the within mortgage is a second mortgage, then it is subordinate to that certain prior mortgage as recorded in Vol. 089, at Page 952, in the Office of the Judge of Probate of SHELBY County, Alabama, but this mortgage is subordinate to said prior mortgage only to the extent of the current balance now due on the debt secured by said prior mortgage. The within mortgage will not be subordinated to any advances secured by the above described prior mortgage, if said advances are made after today's date. Mortgagor hereby agrees not to increase the balance owed that is secured by said prior mortgage. In the event the within Mortgagor should fail to make any payments which become due on said prior mortgage, or should default in any of the other terms, provisions and conditions of said prior mortgage, then such default under the prior mortgage shall constitute a default under the terms and provisions of the within mortgage, and the Mortgagee herein may, at its option, declare the entire indebtedness due hereunder immediately due and payable and the within mortgage subject to foreclosure. The Mortgagee herein may, at its option, make, on behalf of Mortgagor, any such payments which become due on said prior mortgage, or incur any such expenses or obligations, on behalf of Mortgagor, in connection with the said prior mortgage, in order to prevent the foreclosure of said prior mortgage, and all such amounts so expended by the within Mortgagee on behalf of Mortgagor shall become a debt to the within Mortgagee, or its assigns, additional to the debt hereby secured, and shall be covered by this mortgage, and shall bear interest from date of payment by the within Mortgagee, or its assigns, at the same interest rate as the indebtedness secured hereby and shall entitle the within Mortgagee to all of the rights and remedies provided herein, including at Mortgagee's option, the right to foreclosure this mortgage.

The mortgage may be paid in full at any time on or before due date.

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

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's interest may appear, and to promptly deliver said policies, or any renewal of said 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 amount 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 at the same interest rate as the indebtedness secured hereby 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 Mortgagee may have expended, 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 shall 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, but with or without first taking possession, after giving thirty 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 such attorney's fees as are allowed by law; 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 thereof.

IN WITNESS WHEREOF the undersigned Mortgagors have hereunto set their signatures and seals this 4th day of APRIL 1991.

"CAUTION - IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT"

Thomas L. Best
THOMAS L. BEST (SEAL)

THE STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that THOMAS L. BEST

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 4th day of APRIL 1991

1. Deed Tax \$ 2.80
2. Mtg. Tax \$ 5.00
3. Recording Fee \$ 3.00
4. Indexing Fee \$ 1.00
5. No Tax Fee \$
6. Certified Fee \$ 1.00
Total \$ 12.80

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

91 APR 18 AM 9:59

JUDGE OF PROBATE

Rebecca W. McEnnis
Notary Public
MY COMMISSION EXPIRES OCTOBER 10, 1992

MORTGAGE

TO

THE STATE OF ALABAMA

County

OFFICE OF JUDGE OF PROBATE

Judge of Probate in and for said County and State, do hereby certify that the foregoing conveyance was filed in my office for registration on the

19 at o'clock M., and duly recorded in Mortgage Book No. Page day of

Given under my hand this 19, 19

Judge of Probate

AMOUNT OF FEES

For Recording

For Taxes

TOTAL

Judge of Probate