COUNTY SHELBY

MORTGAGE—TICOR TITLE IN STATE OF ALABAMA	SURANCE KNOW ALL MEN B
Form TICOR 6000 1-84	
(Address) Birmingham.	Alabama 35209
(Name) 2100 SouthBr	idge Parkway, Suite 650
Gene W. Gray	dge Parkway, Suite 650
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KNOW ALL MEN BY THESE PRESENTS: That Whereas,

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KAREN H. EDGE and spouse, DOUGLAS E. EDGE, JR.

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

DOUGLAS E. EDGE, SR.

(hereinafter called "Mortgagee", whether one or more), in the sum Thirty-Five Thousand Seven Hundred Eighty and No/100------35,780.00), evidenced by promissory note of even date

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, Karen H. Edge and Douglas E. Edge, Jr.

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described County, State of Alabama, to-wit: She1by real estate, situated in

Lot 6, Block 4, Sector 4 according to a surveyof indian Valley Subdivision as recorded in Map Book 5, Page 99 in the Office of the Judge of Probate of Shelby County, Alabama.

THIS IS A PURCHASE MONEY MORTGAGE

This mortgage is second and subordinate to that certain mortgage recorded in Book 333 , PAge 637 and transferred and assigned in Book 284, Page 150

THIS MORTGAGE MAY NOT BE ASSUMED

Cearley Moneus 201 3 15th 1 8

Said prope

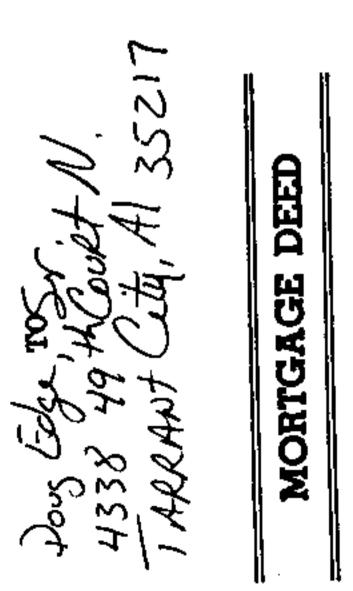
arranted free from all incumbrances and the same adverse claims, except as stated above.

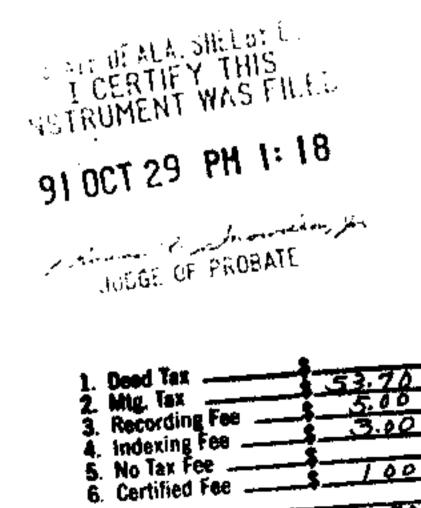
To Have And To Hold the above granted property unto the said Mortgages, Mortgages's successors, helrs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgages may at Mortgages'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 keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and hortgages's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgages; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgages's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgages for taxes, assessments or insurance, shall become a debt to said Mortgages 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 Mortgages, 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 Karen H. Edge and Douglas E. Edge, Jr.

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.A.	ouslas Elest	(SEA
Dot	igras E. Edger	(SEA
THE STATE of Alabama		
Jefferson COUNTY		
E. Gene W. Gray, Jr.	, a Notary Public in	and for said County, in said St
ereby certify that Karen H. Edge and Douglas E		,
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	,	acknowledged before me on this
have name are signed to the foregoing conveyance, and who	are known to me	acknowledged before me on this c
whose name are signed to the foregoing conveyance, and who that being informed of the contents of the conveyance they	are known to me a	rily on the day the same bears d
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whose name are signed to the foregoing conveyance, and who that being informed of the contents of the conveyance they ex Given under my hand and official seal this 4th da THE STATE of I, hereby certify that whose name as	ecuted the same voluntary of October Notary Public I	Notary Public. n and for said County, in said Si





Total

\$ 62.70

TICOR TITLE INSURANCE

316 21st Street North, Birmingham, AL 35203.
(205) 251-8484