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This instrument was prepared by

(Name) J. Michael Joiner

(Address) P.O. Box 1012, Alabaster, AL 35007

MORTGAGE- STEWART TITLE OF BIRMINGHAM, INC., Birmingham, Alabama

STATE OF ALABAMA  
COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Arthur M. Ellis and wife, Bobbie J. Ellis

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

Michael H. Carter and wife, Bobbie Sue Carter

(hereinafter called "Mortgagee", whether one or more), in the sum  
Dollars

of Ten Thousand and 00/100  
(\$ 10,000.00 ), evidenced by

Mortgage Note

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,

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:

A part of Lot 5, of Country Estates, as recorded in Map Book 8 page 16 in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of Lot 5 of Country Estates; thence run West along the South line of said Lot 5 a distance of 433.59 feet; thence turn right 90 deg. 51 min. 38 sec. and run Northerly a distance of 200.03 feet to the North line of said Lot 5; thence turn right 89 deg. 08 min. 22 sec. and run East along the North line of said Lot 5 a distance of 53.48 feet; thence turn left 90 deg. 00 min. and run North a distance of 100.0 feet; thence turn right 90 deg. 00 min. and run East along the North line of said Lot 5 a distance of 416.79 feet to the Westerly right of way line of Shelby County Highway No. 17, said right of way line being in a curve to the right running Southerly, having a radius of 1267.77 feet and interior angle of 3 deg. 09 min. 32 sec.; thence from the last described course turn right 94 deg. 44 min. 28 sec. to the tangent of said curve and run southerly along said right of way an arc distance of 69.90 feet; thence continue southerly along said West right of way line a distance of 232.75 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

This is a Second Mortgage, subject to that First Mortgage to First Alabama Bank in the amount of \$18,500.00 signed on the 5th of November, 1991 and filed simultaneously herewith.

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

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

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J. Mike Joiner

333-333-110

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 Arthur M. Ellis and wife, Bobbie J. Ellis

have hereunto set OUR signature and seal, this 5th day of November, 19 91

Arthur M. Ellis (SEAL)

(SEAL)

Bobbie J. Ellis (SEAL)

Bobbie J. Ellis (SEAL)

THE STATE of Alabama  
Shelby COUNTY

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Arthur M. Ellis and Bobbie J. Ellis

whose name 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 5th day of November, 19 91

Notary Public.

THE STATE of  
COUNTY

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

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 the

day of

, 19

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

91 NOV 15 AM 9:00

JUDGE OF PROBATE

MORTGAGE DEED

Return to:

TO

1. Deed Tax	\$	
2. Mfg. Tax	\$	15.00
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	2.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
	\$	24.00

This form furnished by

WART TITLE OF BIRMINGHAM, INC.  
SUITE 850, FARLEY BUILDING  
1928 NORTH 3RD AVENUE  
BIRMINGHAM, ALABAMA 35203  
(205) 324-6583