

This instrument was prepared by

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Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Richard Vincent, a married man,
(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

✓ The Citizens Bank of Leeds

(hereinafter called "Mortgagee", whether one or more), in the sum
of One Hundred Two Thousand and No/100-----Dollars
(\$ 102,000.00, evidenced by one promissory note of even date herewith, according
to the terms and conditions of said 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,

Richard Vincent, a married man,

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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF
PROPERTY BEING MORTGAGED HEREBY.

Inst # 1992-17770

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

RECORDED
INDEXED
LEADS, ALABAMA

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, Richard Vincent, a married man,

have hereunto set his signature and seal, this

day of August, 1992.
Richard Vincent (SEAL)
Richard Vincent (SEAL)
(SEAL)
(SEAL)

THE STATE of ALABAMA
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Richard Vincent, a married man,

whose name 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 the conveyance he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 18 day of August, 1992.

Dennis S. Pearson Notary Public.

THE STATE of
COUNTY }

I, 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

Notary Public

Return to:

TO

MORTGAGE DEED

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guarantee Division
TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama

EXHIBIT "A"

Commence at the NE corner of the NW-1/4 of the SW-1/4 of Section 6, Township 19 South, Range 1 East as per plat of survey by Harvey Atkinson, Alabama Registration Number 6852; run thence South 0 degrees 00' 15" East 744.8 feet to the point of beginning; run thence South 89 degrees 58' 14" West 154.5 feet; run thence North 10 degrees 01' 30" West 462 feet more or less to the South margin of a man-made lake; run thence in a Westerly direction along said lake 30 feet more or less to the East bank of a creek; run thence in a Southerly direction along said East bank 220 feet more or less to a point that is North 6 degrees 30' 18" West and 13 feet more or less from a blazed beech tree; run thence South 06 degrees 30' 18" East 13 feet more or less to said beech tree; continue South 06 degrees 30' 18" East for 229 feet; run thence South 70 degrees 58' 48" West for 88.35 feet to a 12-inch pine tree; run thence South 68 degrees 07' 45" West 394.36 feet; run thence South 1 degree 42' 57" East for 408.91 feet; run thence North 89 degrees 20' 33" East for 661.61 feet; run thence North 576.94 feet to the point of beginning. Said land being in the SW-1/4 of Section 6, Township 19 South, Range 1 East of the Huntsville Principle Meridian, Shelby County, Alabama.

Together with a non-exclusive easement for ingress and egress as follows: Commence at the NE corner of the NW-1/4 of the SW-1/4 of Section 6, Township 19 South, Range 1 East as per plat of survey by Harvey Atkinson, Alabama Registration Number 6852; run thence South 00 degrees 00' 15" East for 270.9 feet; run thence North 82 degrees 49' 15" West for 72.81 feet to the East right-of-way of 20-foot easement and the point of beginning; run thence South 33 degrees 49' 05" East for 129.81 feet; run thence South 0 degrees 00' 15" East for 395.16 feet; run thence South 89 degrees 58' 13" West for 282.41 feet; run thence North 70 degrees 58' 48" East for 61.46 feet; run thence North 89 degrees 58' 13" East for 204.3 feet; run thence North 0 degrees 00' 15" West for 369.09 feet; run thence North 33 degrees 49' 05" West 141.11 feet; run thence South 89 degrees 49' 15" East for 26.5 feet to the point of beginning. All being situated in Shelby County, Alabama.

Mineral and mining rights excepted.



Inst # 1992-17770

08/21/1992-17770
12:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 164.50