

STATE OF ALABAMA  
SHELBY COUNTY.

This instrument prepared by: FIRST BANK OF CHILDERSBURG  
P.O. DRAWER K  
VINCENT, ALABAMA 35178

THIS INDENTURE, Made and entered into on this, the 17th day of October 1996 by and between  
Stoney Johnson and Kim R. Johnson (A Married Couple) (Not Homestead)  
hereinafter called Mortgagor (whether singular or plural); and First Bank of Childersburg, a banking corporation  
hereinafter called the Mortgagee:

WITNESSETH: That, WHEREAS, the said Stoney Johnson and Kim R. Johnson  
(A Married Couple) are  
justly indebted to the Mortgagee in the sum of Forty Thousand Four Hundred Seventy Three Dollars  
and fifty cents. (\$40473.50) which is evidenced as follows, to-wit:

Inst # 1996-36724

One Payment of \$42340.27 Due April 17th 1997

11/05/1996-36724  
10:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 74.25

NOW, THEREFORE, IN CONSIDERATION of said indebtedness and any other indebtedness arising hereunder  
and in order to secure the same, and any other indebtedness now or hereafter owing to the Mortgagee by said  
Mortgagor, the Mortgagor does hereby grant, bargain, sell and convey unto Mortgagee the following described  
property, to-wit:

Shelby

County, Alabama to-wit:

From the SE corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 28, Township 21 South, Range 2 East,  
run North along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 1090.27 feet; thence  
left 86 deg. 03 min. a distance of 195.24 feet to a point; thence right 110 deg. 0  
min. and run 156 feet to a point; thence turn 180 deg. and run 156 feet to a point  
on the North line of property owned by Joseph S. Bruno by Deed Book 319, Page 940;  
thence right 70 deg. and run 184.95 feet along said Joseph S. Bruno property and  
along the North line of the Jack C. Mitchell property by Deed Book 302, Page 392 to  
a point; thence right 116 deg. 24 min. and run 301.8 feet to a point; said point being  
designated as Point "A" and being the Southeast corner of the lot previously conveyed  
to Stoney W. Johnson in Inst.# 1993-07795; thence turn an angle to the left of 95 deg.  
16 min. and run a distance of 141.36 feet to a point on the East right-of-way line of  
Shelby County Highway 25; thence turn an angle to the right of 95 deg. 16 min. and  
run Northeasterly along the East right-of-way line of Shelby County Highway 25 a  
distance of 168.30 feet; thence turn an angle to the right of 63 deg. 55 min. and run  
a distance of 89 feet to a point; said point being the point of beginning of the  
property herein conveyed and being the Northeast corner of that lot previously con-  
veyed to Stoney Johnson in Inst.# 1993-07795; thence continue along last described

course a distance of 80 feet to a point; thence run in a Southeasterly  
direction, parallel to the East line of said tract previously conveyed  
to Stoney Johnson in Inst.# 1993-07795 a distance of 200 feet to a point;  
thence run in a Southwesterly direction a distance of 80 feet to Point "A";  
thence run in a Northwesterly direction a distance of 199 feet to the  
point of beginning of the property herein conveyed.

**TO HAVE AND TO HOLD**, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, unto the Mortgagee, and the Mortgagee's successors and assigns, in fee simple.

And the Mortgagor does hereby covenant with the Mortgagee that the Mortgagor is lawfully seized in fee of said premises; that the Mortgagor has a good right to sell and convey the same; that said premises are free from incumbrance; and that the Mortgagor warrants, and will forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

This conveyance is upon condition, however, that, if the Mortgagor shall pay and discharge the indebtedness hereby secured as the same matures and shall perform the covenants herein contained, then this conveyance shall become null and void. But if the said Mortgagor should make default in the payment of any part of the indebtedness hereby secured or in the payment of the interest thereon, or should fail to keep any covenant in this mortgage contained, or should be adjudicated bankrupt, or if the improvements on said premises are damaged so as to make the insurance thereon or any part of said insurance payable, then, in the election of the Mortgagee, the entire indebtedness secured hereby shall become immediately due and payable, and failure to declare the entire indebtedness due in case of default shall not operate as a waiver of the right to declare the entire indebtedness due in the event of any subsequent default; and the Mortgagee, the Mortgagee's agent or attorney, is hereby authorized to take possession of the property hereby conveyed, and with or without possession thereof to sell said property at public outcry to the highest bidder, for cash, before the south door of the Court House of Talladega County, Alabama, after giving notice of the time, place, and terms of sale by publication once a week for three successive weeks in some newspaper published in said County or by posting notice at three public places in said County.

In case of sale under the power herein contained, the Mortgagee or any person authorized in writing by the Mortgagee shall have power to execute a conveyance to the purchaser, conveying all the right, title, interest, and claim of the Mortgagor in and to said premises, either at law or in equity. The Mortgagee may purchase said property at any sale hereunder and acquire title thereto as could a stranger.

Out of the proceeds of sale the Mortgagee shall pay, first, the costs of advertising, selling, and conveying said property, together with a reasonable attorney's fee; secondly, the amount of the indebtedness due and owing to the Mortgagee hereby secured, together with the interest thereon, and any taxes, insurance premiums, or other charges that the Mortgagee may have paid as herein provided; and lastly, the surplus, if any, shall be paid to the Mortgagor, or the Mortgagor's heirs or assigns.

The Mortgagor covenants that the Mortgagor will pay all taxes and assessments which may lawfully be levied against the premises, and will deposit receipts therefor with the Mortgagee, and that the Mortgagor will insure, and keep insured the improvements thereon against loss by fire and tornado for not less than the indebtedness hereby secured, in some company acceptable to the Mortgagee, with loss payable to the Mortgagee as the Mortgagee's interest may appear, and will deposit with the Mortgagee the policies evidencing such insurance, and that the Mortgagor will protect said premises from waste and keep the same in good condition and repair; and in case of the failure of the Mortgagor to pay said taxes or assessments before the same, or any part thereof, become delinquent, or in case of failure to insure or keep insured in said amount the improvements on said property, or in case of failure to protect said premises from waste and keep the same in good condition and repair, the Mortgagee may, at the Mortgagee's option, either pay said taxes and assessments and purchase said insurance and protect said premises from waste and keep same in good condition and repair, or any of them and the amount of taxes, assessments, insurance premiums, repairs, and other expenditures, or any of them, as paid shall be secured by this conveyance as fully and to the same extent and under the same conditions as the indebtedness hereinabove described — or the Mortgagee may, at the Mortgagee's election, proceed to foreclose this mortgage, as in hereinabove provided.

Mortgagor agrees and stipulates that as against the collection of this said indebtedness the said Mortgagor does hereby waive all right of exemptions, both as to homestead and personal property, under the constitution and laws of the State of Alabama, or of any other state, or of the United States.

IN WITNESS WHEREOF, the Mortgagor has hereto set the Mortgagor's hand and seal, on this, the day and year herein first above written.

(L.S.)

*Stoney Johnson*

(L.S.)

(L.S.)

*Kim R. Johnson*

(L.S.)



STATE OF ALABAMA,  
SHELBY COUNTY

I, the undersigned authority, in and for said County, in said State, hereby certify that .....  
.....Stoney Johnson and Kim R. Johnson (A Married Couple).....  
whose name ..... are ..... signed to the foregoing conveyance, and who ..... are ..... known to me (or made known  
to me) acknowledged before me on this day that, being informed of the contents of the conveyance, .....  
executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the .....17th..... day of .....October..... 19 96.....

*J. Jare M. Guire*  
Notary Public

MY COMM. EXPIRES 12/31/97

STATE OF ALABAMA  
COUNTY

I, the undersigned authority, in and for said County, in said State, do hereby certify that on the .....17th..... day  
of .....October....., 19 96....., came before me the within named .....Kim R. Johnson.....  
known to me (or made known to me) to be the wife of the within named, .....Stoney Johnson.....  
who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged  
that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and seal this the .....17th..... day of .....October....., 19 96.....

*J. Jare M. Guire*  
Notary Public

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