

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557  
Columbiana, Alabama 35051

**MORTGAGE—**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

GARY A. COFIELD and wife, KRISTI A. COFIELD

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

MACKIE G. RITCH and/or GEORGANNA RITCH

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

of Forty-Nine Thousand and no/100----- Dollars  
(\$ 49,000.00 plus interest evidenced by promissory note executed simultaneously herewith.

Inst # 1997-20977

07/03/1997-20977  
03:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 85.50

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,

Gary A. Cofield and wife, Kristi A. Cofield

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 tract of land located in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 35, Township 18 South, Range 2 East; Commence at the point of intersection of the East right-of-way line of U.S. Highway 231 and the South line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 35, Township 18 South, Range 2 East; thence run in a Northwesterly direction along said East line of said highway right-of-way a distance of 330 feet, more or less, to the point of intersection of said East right-of-way line with the Northwest line of Fleming Road, said point being the point of beginning of the property herein conveyed; thence run in a Northeasterly direction along the Northwest line of said road a distance of 285 feet to a point; thence run in a Northwesterly direction parallel to the East line of said U.S. Highway 231 a distance of 315 feet to a point; thence run in a Southwesterly direction parallel to the North line of said Fleming Road a distance of 285 feet to a point on the East right-of-way line of said Highway 231; thence run in a Southeasterly direction along the East right-of-way line of said U.S. Highway 231 a distance of 315 feet to the point of beginning; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

THIS MORTGAGE MAY NOT BE ASSUMED WITHOUT WRITTEN PERMISSION FROM MORTGAGEE WHICH MAY BE DENIED FOR ANY REASON.

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

Form ALA-35

JNBSC / Davis Plaz

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 in subject to foreclosure as now provided by law in case of past due mortgages, and 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

Gary A. Cofield and wife, Kristi A. Cofield

have hereunto set our signature & seal, this 2nd day of July, 19 97

*Gary A. Cofield* (SEAL)  
Gary A. Cofield (SEAL)

*Kristi A. Cofield* (SEAL)  
Kristi A. Cofield (SEAL)

THE STATE of ALABAMA  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary A. Cofield and wife, Kristi A. Cofield

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 2nd day of July, 19 97

NOTARY PUBLIC  
THE STATE of ALABAMA  
SHELBY 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, 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

Inst # 1997-20977

07/03/1997-20977  
03:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL  
85.50  
Recording Fee \$  
Tax \$

This form furnished by  
HARRISON, CONWILL, HARRISON  
& JUSTICE  
P. O. Box 557  
Columbiana, Alabama 35051