


MORTGAGE

This instrument prepared by:
WILLIAM H. HALBROOKS, Attorney
1 INDEPENDENCE PLAZA, STE 704
BIRMINGHAM, ALABAMA 35209

STATE OF ALABAMA

JEFFERSON COUNTY


20110520000151750 1/3 \$213.00
Shelby Cnty Judge of Probate, AL
05/20/2011 03:18:16 PM FILED/CERT

Know All Men By These Presents, that whereas the undersigned,

Patrick Oneal Hopkins , an unmarried man ,

is/are justly indebted to Phyllis Hopkins and Cecil Oneal Hopkins ,

in the sum of

One Hundred Thirty Thousand and No/100 (\$130,000.00) Dollars evidenced
by one promissory note dated April 29, 2011 and whereas it is desired by
the undersigned to secure the prompt payment of the said indebtedness with
interest when the same falls due;

Now Therefore in consideration of the said indebtedness, and to secure
the prompt payment of the same at maturity, the undersigned, do, or does,
hereby grant, bargain, sell and convey unto the said Phyllis Hopkins
(hereinafter called Mortgagee) the following described real property situated
in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description of the property which is
incorporated herein for all purposes.

Subject to: all easements, restrictions, rights of way and liens of record.

The proceeds of this loan have been applied against the purchase price
of the property described herein, conveyed to mortgagor simultaneously
herewith.

Said property is warranted free from all encumbrances and against any
adverse claims.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and
for the purpose of further securing the payment of said indebtedness, the undersigned, agrees to
pay all taxes, or assessments, when legally imposed upon said premises, and should default be
made in the payment of same, said Mortgagee has the option of paying off the same; and to
further secure said indebtedness, the undersigned agrees to keep the improvements on said real
estate insured against loss or damage by fire, lightning and tornado for the reasonable insurable
value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said
Mortgagee; as the interest of said Mortgagee may appear, and promptly to deliver said policies or
any renewals of said policies, to said Mortgagee, as the interest of said Mortgagee may appear,
and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said
sum for the benefit of said Mortgagee, the policy, if collected, to be credited on said indebtedness,
less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessment or
insurance shall become a debt to said Mortgagee, additional to the debt hereby specially secured,

Exhibit "A"

Attached Legal Description



20110520000151750 3/3 \$213.00
Shelby Cnty Judge of Probate, AL
05/20/2011 03:18:16 PM FILED/CERT

Lot 34, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11,
Page 28, in the Probate Office of Shelby County, Alabama.
Subject to all easements, restrictions and right of ways of record.