


This Instrument was prepared by:
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20160121000020770 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
01/21/2016 09:41:55 AM FILED/CERT

MORTGAGE

**STATE OF ALABAMA }
COUNTY OF SHELBY }**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, **Walter Eugene Poe** and **Kristyn Beatriz Ruiz** (hereinafter called "Mortgagors"), is justly indebted to **Mary Helen Poe** (hereinafter called "Mortgagee"), in the sum of **Twelve Thousand & No/100 Dollars (\$12,000.00)**, evidenced by one Real Estate Mortgage Note of this date in the amount of \$12,000.00, together with interest upon the unpaid portion thereof from date at the rate of zero percent (0%) per annum, payable in monthly installments of Two Hundred Dollars (\$200.00) per month, until the entire indebtedness has been paid in full.

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, Walter Eugene Poe and Kristyn Beatriz Ruiz, 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:

Beginning at the southeast corner of the NW 1/4 of the NW 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter a distance of 155.89' to a point on the east margin of Shelby County Highway No. 47; Thence turn 84 degrees 33 minutes 50 seconds right and run northerly along said margin of said road 166.50' to a point; Thence turn 95 degrees 02 minutes 04 seconds right and run easterly 166.36' to a point on the east line of same said quarter-quarter; Thence turn 88 degrees 34 minutes 47 seconds right and run southerly along said east line of said quarter-quarter a distance of 167.00' to the point of beginning, containing 0.62 of an acre.

According to the survey of Joseph E. Conn, Jr., Alabama PLS No. 9049, dated December 13, 1994.


Mortgagor shall have the right to prepay all or any part of the above stated indebtedness at any time, without penalty, by paying such amount of prepayment plus accrued interest as of such prepayment date.

This is a Purchase Money Mortgage.

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

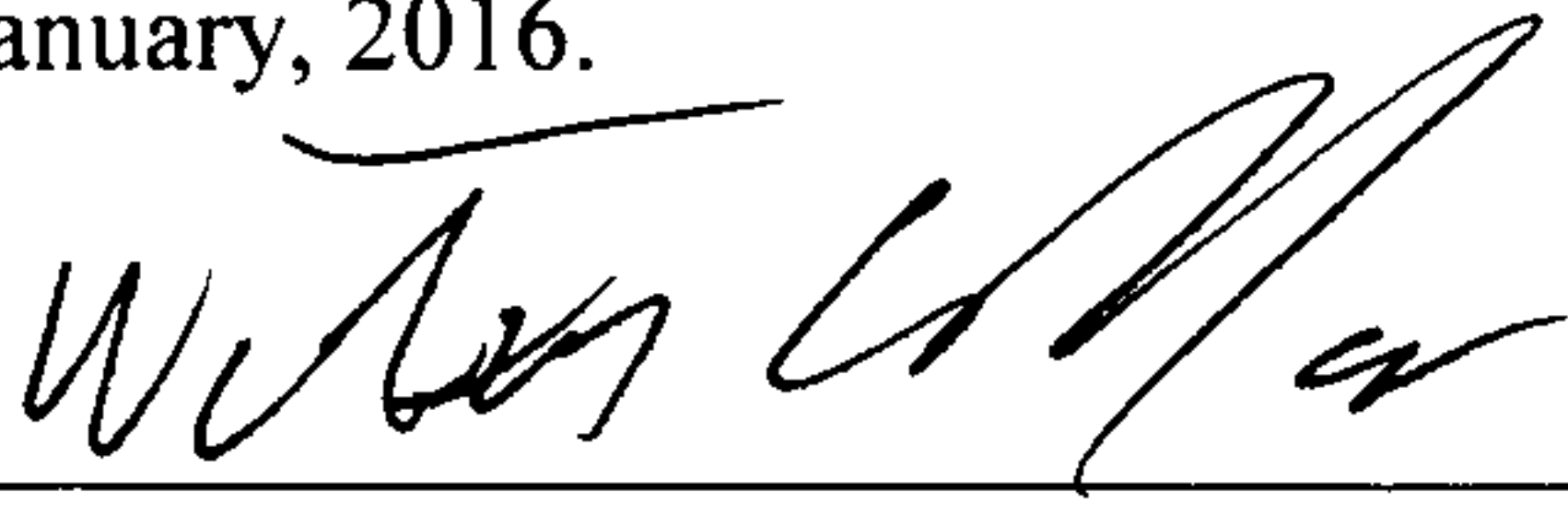
undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements 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 Mortgagors pay said indebtedness and reimburses said Mortgagee or assigns for any amounts Mortgagee 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 encumbrances, 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 Mortgagors and undersigned further agree that said Mortgagee, agents or assigns may


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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, **Walter Eugene Poe** and **Kristyn Beatriz Ruiz** have hereunto set their signatures and seals, this 15 day of January, 2016.

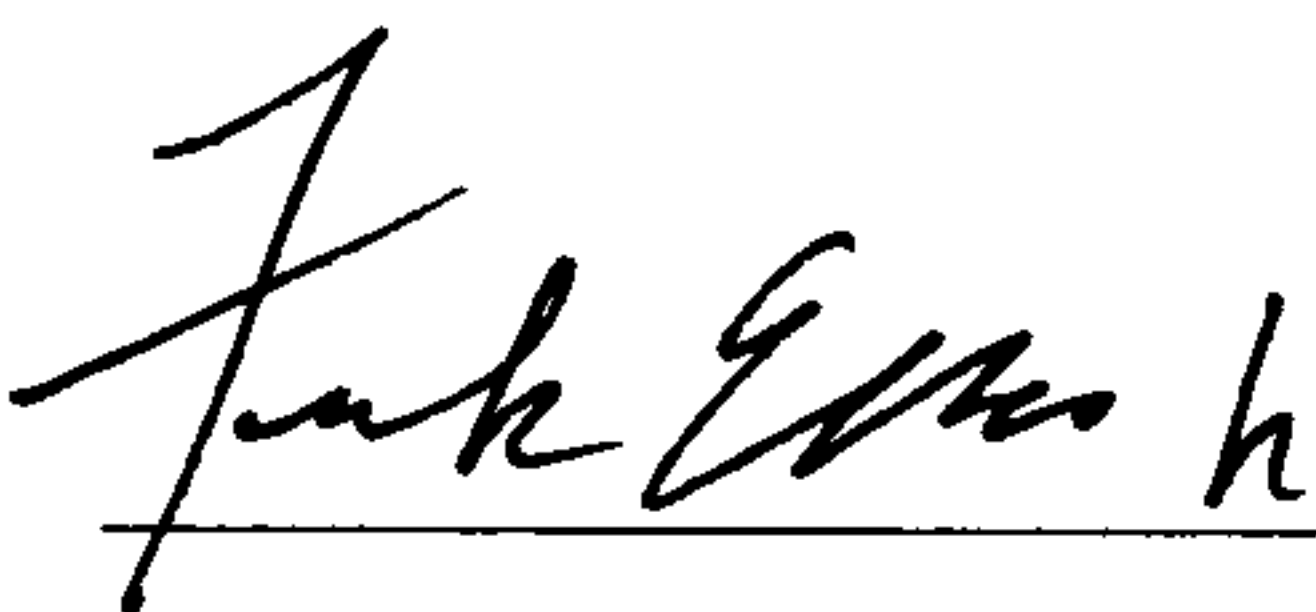

_____(SEAL)
Walter Eugene Poe



_____(SEAL)
Kristyn Beatriz Ruiz

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Walter Eugene Poe** and **Kristyn Beatriz Ruiz**, whose names 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 15 day of January, 2016.


_____(SEAL)
Notary Public


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