

20190328000099460  
03/28/2019 01:48:37 PM  
MORT 1/2

This instrument prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124  
205-624-2121

## MORTGAGE

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That whereas, Jose Patlan Corral, a married man, (hereinafter called "Mortgagors", whether one or more) are justly indebted to Lynn Johnson and Connie C. Johnson, husband and wife, (hereinafter called "Mortgagee", whether one or more), in the sum of Forty Five Thousand Dollars (45,000.00) evidenced by a real estate mortgage note executed simultaneously herewith.

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, Jose Patlan Corral 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:

### PARCEL I:

Lot 3, in Block 2, according to Map of survey of Pelham Estates as shown in Map Book 3, at Page 57, Office of Judge of Probate of Shelby County, Alabama, less and except the following portion thereof:

Begin at the SW corner of Lot 3 in Block 2, according to Map of survey of Pelham Estates as shown in Map Book 3 at Page 57, Office of the Judge of Probate of Shelby County, Alabama, and run thence Easterly along the South line of said Lot 3 a distance of 150 feet; thence run Northeasterly, parallel with the West line of said Lot 3, a distance of 65 feet; thence run Northwesterly a distance of 150 feet, more or less, to a point on the West line of said Lot 3 which is 90 feet, measured along the West line of said Lot 3, from the point of beginning; thence run Southwesterly along the West line of said Lot 3 a distance of 90 feet to the point of beginning.

### PARCEL II:

Commencing at a 5/8 inch rebar set at the Southwest corner of Lot 2, Block 2, Pelham Estates, as recorded in Map Book 3, Page 57, in the Probate Office of Shelby County, Alabama, being the point of beginning; thence North 14 degrees 05 minutes 53 seconds West assumed along the West line of Lot 2 and the Easterly right of way line of Vance Street 25.87 feet to a 1/4 inch rebar found; thence North 74 degrees 17 minutes 02 seconds East 80.67 feet to a 1/2 inch rebar found; thence South 79 degrees 29 minutes 57 seconds East 57.27 feet to a 5/8 inch rebar set; thence South 3 degrees 47 minutes 46 seconds West 34.74 feet to a 5/8 inch rebar set on the South line of Lot 2; thence South 89 degrees 09 minutes 28 seconds West along said line 125.38 feet to the point of beginning.

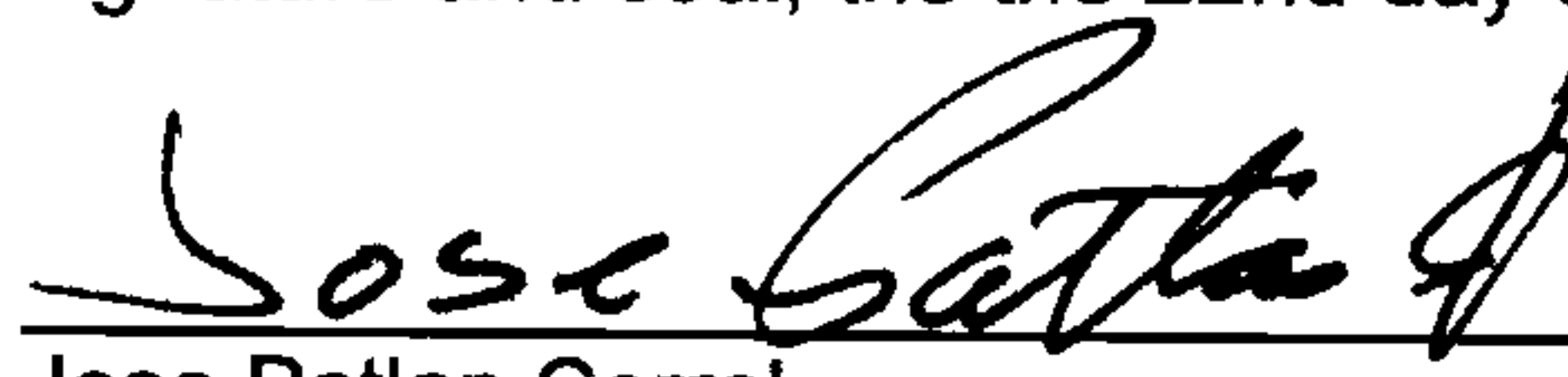
Also, an ingress-egress easement, 20 feet wide, the centerline being described as follows: Commencing at a 5/8 inch rebar set at the Southwest corner of Lot 2, Block 2, Pelham Estates, as recorded in Map Book 3, Page 57, in the Probate Office of Shelby County, Alabama; thence North 14 degrees 05 minutes 53 seconds West assumed along the West line of Lot 2 and the Easterly right of way line of Vance Street 25.87 feet to a 1/4 inch rebar found at the point of beginning; thence North 74 degrees 17 minutes 02 seconds East 80.67 feet to a 1/2 inch rebar found; thence South 79 degrees 29 minutes 57 seconds East 57.27 feet to a 5/8 inch rebar set at the point of ending.

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

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, lightening, 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 cases 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 Courthouse 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.

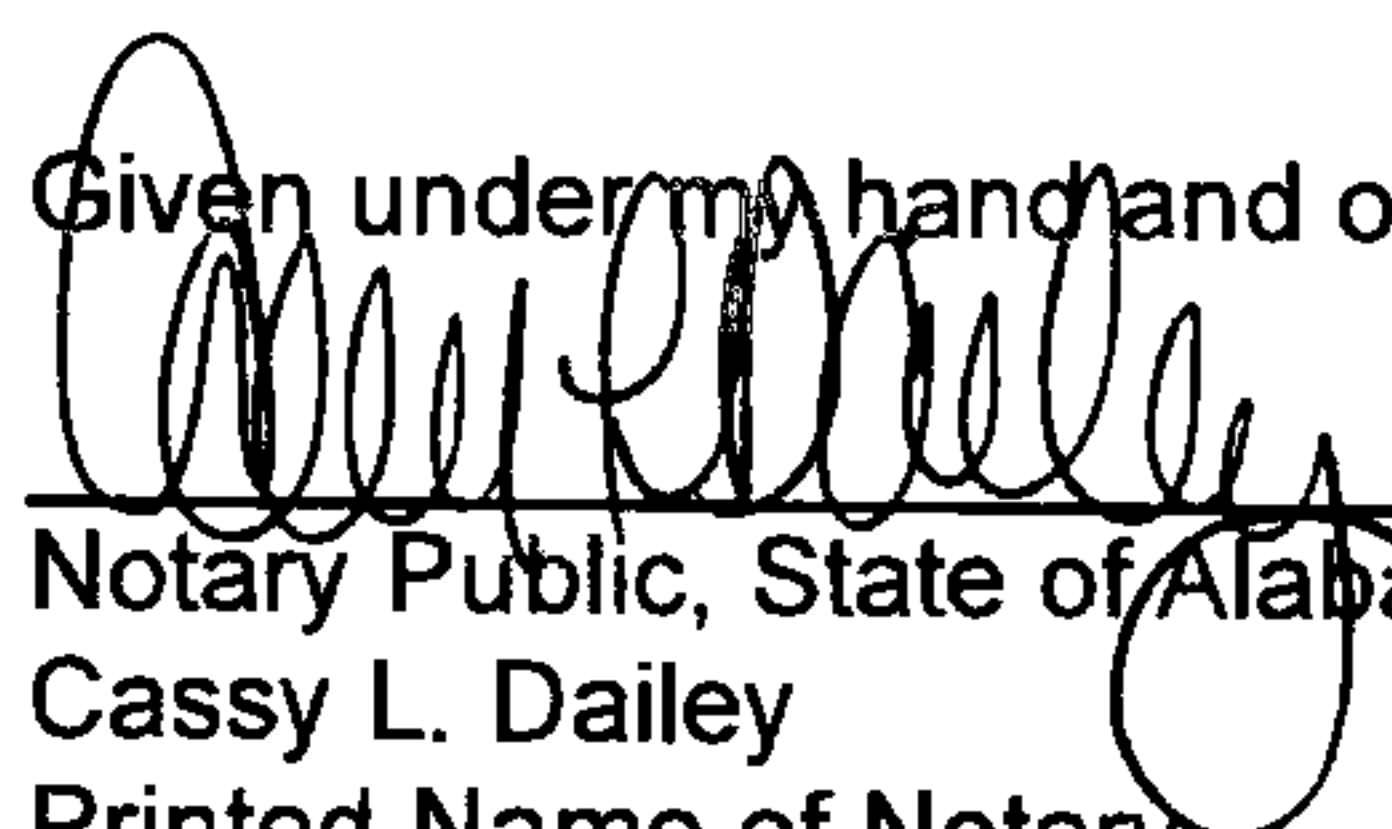
IN WITNESS WHEREOF THE UNDERSIGNED, Jose Pattan Corral have hereunto set his/her/their signature and seal, the the 22nd day of October, 2018.

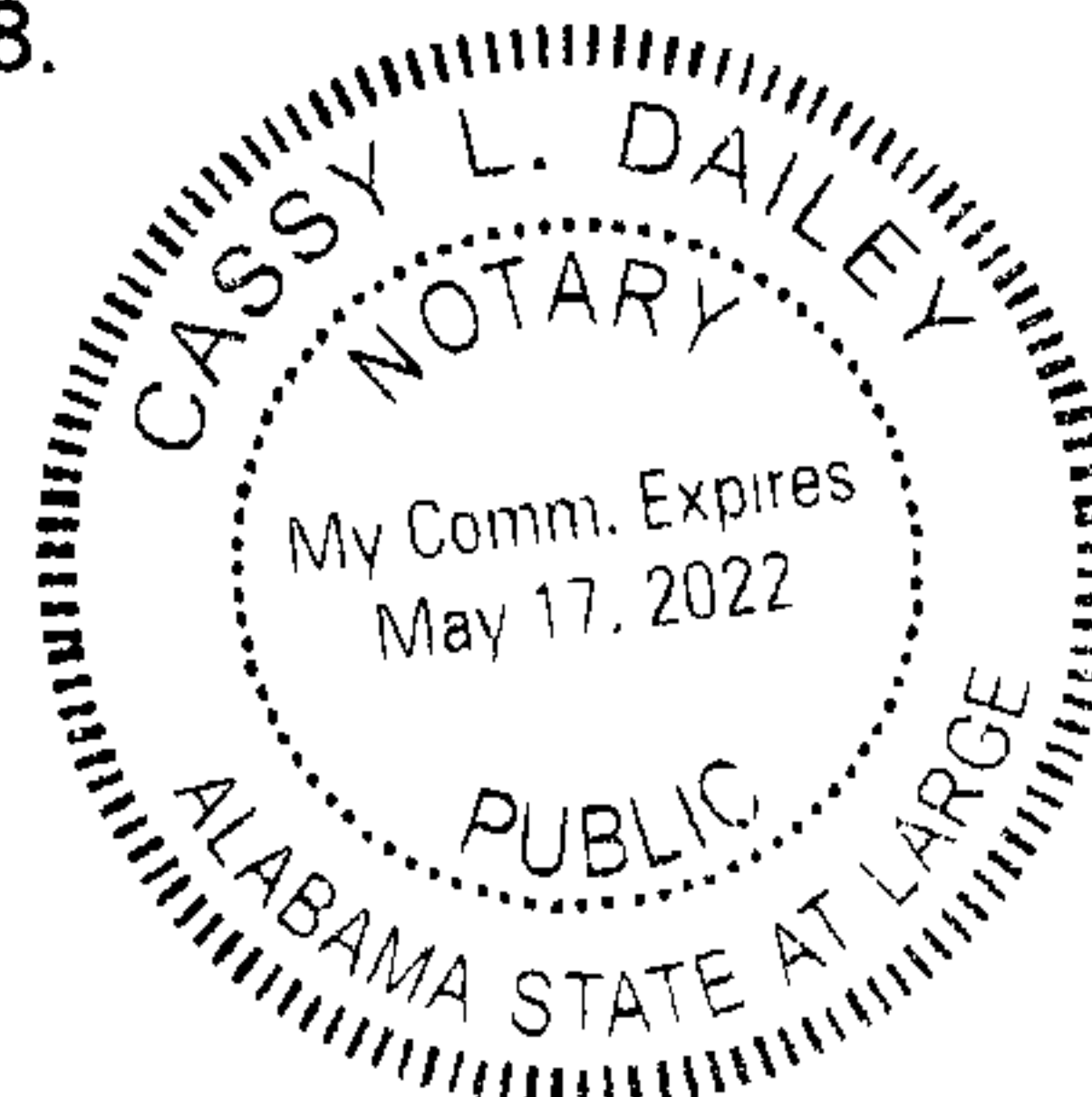
  
 Jose Patlan Corral

State of Alabama  
 County Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jose Patlan Corral, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of October, 2018.

  
 Notary Public, State of Alabama  
 Cassy L. Dailey  
 Printed Name of Notary  
 My Commission Expires:



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/28/2019 01:48:37 PM  
 \$85.50 CHERRY  
 20190328000099460

*Allen S. Bezel*