

The State of Alabama }  
SHELBY Jefferson County }

9430

Know All Men By These Presents, That whereas the undersigned

J. R. Alexander, is

justly indebted to Jessie F. Gulledge

(hereinafter called Mortgagee)

in the sum of Fifteen Hundred (\$1500.00) & No/100 ..... Dollars

evidenced by five promissory note's bearing even date with this mortgage and being for the sum of \$300.00 each. The first of said notes is due and payable on or before January 30, 1954 and one other note is due and payable on or before the 30 day of January each year until the entire sum is paid in full. Each of said notes bears its own interest from date at the rate of 6% per annum and is payable on or before due date.



19720410000018770 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
04/10/1972 12:00:00 AM FILED/CERT

and whereas the said J. R. Alexander, is

desirous of securing the prompt payment of 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, I the said

J. R. Alexander

do hereby grant, bargain, sell and convey unto said Mortgagee the following described real property situated in

SHELBY Jefferson County, State of Alabama, to-wit:

The East half (E $\frac{1}{2}$ ) of Northeast Quarter (NE $\frac{1}{4}$ ) of Section 21, Township 20, Range 1 West, except 5 acres in the Southwest corner being 5 acres owned and in possession of James Patterson.

This is a purchase money mortgage given to secure the balance due on purchase price.

Paid 1955  
Aug 22, 1955  
Jessie F. Gulledge

To Have And To Hold the above granted premises unto the said Mortgagee, 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, 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 theron, 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 at ~~Gorham, Alabama~~ said County and State, sell the same in lots or parcels on ~~an~~ masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, in ~~Gorham, Alabama~~, 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

have hereunto set my signature and seal, this 30 day of January, 1953.

### **Witnesses:**

*J. R. Alexander* (J. R. Alexander) (SEAL)

.(SEAL)

THE STATE of ALABAMA

## JEFFERSON

### County.

hereby certify that J. R. Alexander, a Notary Public in and for said County, in said State

whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 3 day of January 1952.

30

day of

1

January

19 53.

## Notary Public.

A standard 1D barcode is positioned at the top of the document, consisting of vertical black bars of varying widths on a white background.

STATE OF ALA. SHELBY CO.  
INTERFIE THIS  
INSTRUMENT WAS FILED  
1972 APR 10 PM 1:43  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

# DEED MORTGAGE

THE STATE OF ALABAMA  
S/ 2/6  
Jefferson County

Probate Court of  
County, hereby certify that the fo  
rge conveyance was filed for regis  
on in this office on the

day of January 1953  
and was recorded in Vol. 226  
Record of Deeds, pages 244  
on the 17 day of August 1953

Itg. Tax	\$ 2.25
Recording Fee	\$ 1.00
Total -	\$ 4.00
	<i>due</i>

THIS FORM FROM  
UARANTEE & TRUST CO.

# TITLE INSURANCE — ABSTRACTS

TRUSTS  
Birmingham, Alabama  
Oct. 1, 1909