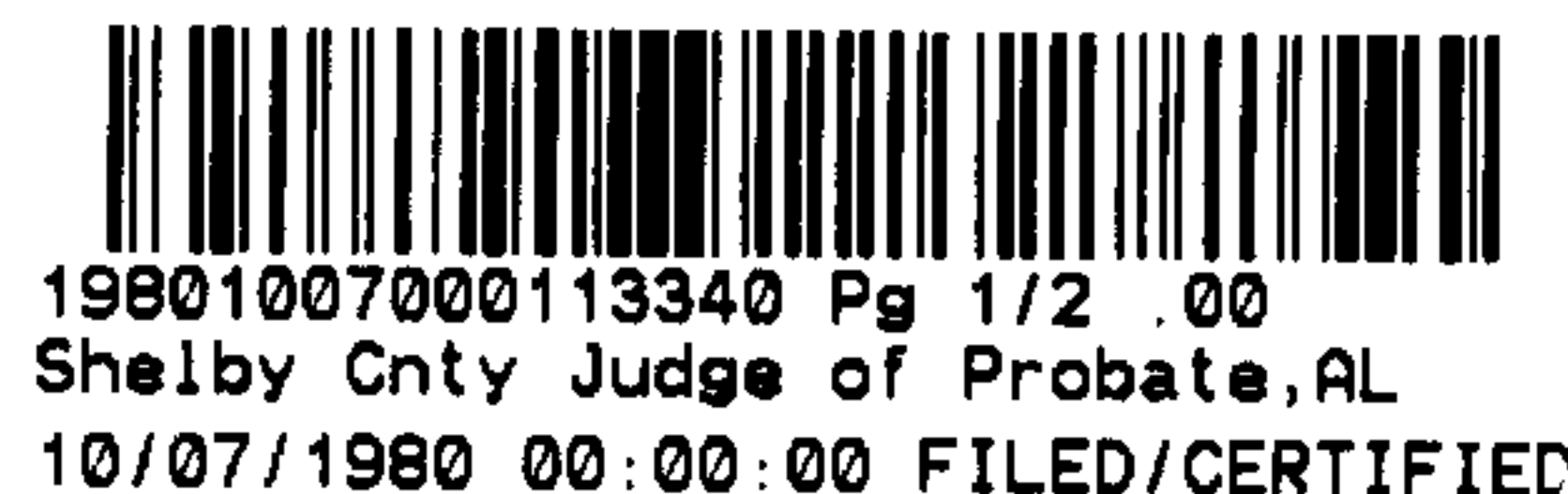


This instrument was prepared by

(Name) Douglas Corretti
Corretti & Newsom
(Address) 1804 7th Avenue North, Birmingham, AL



Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

COUNTY SHELBY

Wayne Barron and wife, Jewel Barron

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

B. C. Underwood and Annie K. Underwood

(hereinafter called "Mortgagee", whether one or more), in the sum
of Ten Thousand Five Hundred and no/100----- Dollars
(\$ 10,500.00), evidenced by two promissory notes of even date and totalling a like amount

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,

Wayne Barron and wife, Jewel Barron

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 South-half of the Southwest quarter of Section 22, Township 21 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said half quarter section thence North along the East line of said half quarter section 375 feet thence 88 degrees 30 minutes left (parallel to the South boundary of said half quarter section) 780 feet to the point of beginning of tract of land herein described, said point of beginning being on the North right-of-way boundary of a 50 foot roadway thence continue along the last mentioned course 400 feet thence 88 degrees 30 minutes right 425 feet thence 91 degrees 30 minutes right 400 feet thence 88 degrees 30 minutes right 425 feet to the point of beginning.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter. (2) Restrictions appearing of record in Deed Volume 254, Page 62. (3) Righty of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 138, Page 310 and Deed Volume 245, Page 264.

This is a purchase money mortgage given for the purpose of securing the balance of the purchase price of the above described property.

Said proper granted free from all incumbrances and t any adverse claims, except as stated a

BOOK 406 PAGE 521

To Have An old the above granted property unto th Mortgagee, Mortgagee's successors, heir assigns for- ever; and for une purpose of further securing the payment or 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 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 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

Wayne Barron and wife, Jewel Barron

have hereunto set their signatures and seal, this 4th day of October, 19 80.

STATE OF ALA. SELLERS
I CERTIFY THIS
DEED WAS FILED
1980 OCT -7 AM 9:00

Notary - 1525
Fee 3.00
100
1975

Wayne Barron (SEAL)
Jewel Barron (SEAL)
Jewel Barron (SEAL)

19801007000113340 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
10/07/1980 00:00:00 FILED/CERTIFIED

THE STATE of ALABAMA
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Barron and wife, Jewel Barron

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 4th day of October, 19 80. Notary Public.

THE STATE of 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, being 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

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guarantee Division
TITLE INSURANCE - ABSTRACTS
Birmingham, Alabama