

1988

This instrument was prepared by



19801027000122510 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
10/27/1980 00:00:00 FILED/CERTIFIED

(Name) Harrison and Connill

P.O. Box 557

(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.
316 21ST NORTH • P.O. BOX 10481 • TELEPHONE (205) 328-8820
BIRMINGHAM, ALABAMA 35201

MORTGAGE—

STATE OF ALABAMA

SHELBY COUNTY }
Calvary Baptist Temple

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

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

H. L. Brandenberg and Bessie Brandenberg

(hereinafter called "Mortgagee", whether one or more), in the sum
of Thirty-five Thousand and no/100----- Dollars
(\$35,000.00 plus interest evidenced by one promissory note of this date, being payable in yearly
installments of \$5,000.00 each, beginning May 15, 1978.

407 PAGE 143
BOOK

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,

Calvary Baptist Temple

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:

(FOR DESCRIPTION SEE ATTACHED EXHIBIT "A")

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

Form 11A-35 *H. L. Brandenberg*
1129 4th Ave. S. W.

EXHIBIT "A"

A parcel of land situated in a portion of the Southwest quarter of the Northeast Quarter of Section 3, Township 21 South, Range 3 West, being more particularly described as follows: From the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 3, Township 21 South, Range 3 West, run Easterly along the South line of said Quarter-Quarter along the line of Hugh Linder on the South 605.00 feet to a 5/8-inch iron pin, the point of beginning of the herein described tract: thence continuing Easterly along the South line of said Quarter-Quarter being the line of Hugh Linder on the South 250.00 feet to a 5/8-inch iron pin, on the West right-of-Way line of 7th Avenue Southwest, the end of said street, thence Northerly along said right-of-way line deflecting 91 deg. 15 min. 32 sec. left 12.00 feet to a 5/8-inch iron pin, at the Northwest corner of 7th Avenue Southwest North right-of-way line, the Southwest corner of Calvary Baptist Temple Church on the East, thence continuing Northerly along the line Calvary Temple Baptist Church on the East 410.75 feet to a 5/8-inch iron pin, thence Easterly along the line of Calvary Temple Baptist Church on the South deflecting 90 deg. 0 min. 0 sec. right 200.00 feet to a 5/8-inch iron pin, thence Northerly along the line of Calvary Temple Baptist Church on the East deflecting 90 deg. 0 min. 0 sec. left 200.00 feet to a 5/8-inch iron pin, on the South right-of-way line of 5th Avenue Southwest, thence Westerly along said right-of-way line deflecting 90 deg. 0 min. 0 sec. left 370.82 feet to a 5/8-inch iron pin, on said right-of-way line the point of curve to the right, thence continuing Northwesterly along said right-of-way line, along an arc of a curve to the right, having a central angle of 10 deg. 58 min. 37 sec. and a radius of 367.59 feet for a curve distance of 70.42 feet to a 5/8-inch iron pin, the point of tangency, a corner to Fall Acres Subdivision, Fourth Sector, on the West, thence Southerly along the line of Fall Acres Subdivision, Fourth Sector on the West deflecting 100 deg. 58 min. 37 sec. left from the tangent 624.00 feet to a 5/8-inch iron pin, the point of beginning; containing 4.48 acres by survey.

SUBJECT, however, to the following described easements in favor of Southern Natural Gas Company and Fall Acres Subdivision, Fourth Sector.

SOUTHERN NATURAL GAS COMPANY EASEMENT

From the Southeast corner of the Southwest Quarter of Section 3, Township 21 South, Range 3 West, run Westerly along the South line of said Quarter-Quarter 96.50 feet to a point, on the Westerly right-of-way line of Southern Natural Gas Company pipeline easement, thence Northwesterly along said right-of-way line deflecting 71 deg. 43 min. 15 sec. right 558.66 feet to a point, on the West property line of Calvary Baptist Temple Church on the South a East, the point of beginning of the right-of-way hereby granted: thence continuing Northwesterly along said right-of-way line 100.98 feet to a point, on the South right-of-way line of 5th Avenue Southwest, thence Easterly along said right-of-way line deflecting 107 deg. 1 min. 13 sec. right 29.56 feet to a 5/8-inch iron pin, the Northwest corner of Calvary Baptist Temple Church, thence Southerly along the line of Calvary Baptist Temple Church on the East deflecting 90 deg. 0 min. 0 sec. right 96.54 feet to the point of beginning, containing 0.033 acres by survey.

FALL ACRES SUBDIVISION - FOURTH SECTOR EASEMENT

From the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 3, Township 21 South, Range 3 West, run Easterly along the South line of said quarter-quarter along the line of Hugh Linder on the South 605.00 feet to a 5/8-inch iron pin, the point of beginning of the easement hereby granted: thence continuing Easterly along said Quarter line 7.50 feet to a point, on the East right-of-way line of said Easement, thence Northerly along said East right-of-Way line of deflecting 91 deg. 15 min. 32 sec. left 155.88 feet to a point, thence Southeasterly along the Southerly right-of-way line deflecting 124 deg. 49 min. 59 sec. right 281.79 feet to a point, on the South line of the Southwest Quarter of the Northeast Quarter of said Section 3, thence Easterly along said Quarter-Quarter line deflecting 33 deg. 34 min. 27 sec. left 11.15 feet to a 5/8-inch iron pin, on the West right-of-way line of 7th Avenue Southwest, thence Northerly along said right-of-way line 12.00 feet to a 5/8-inch iron pin, the Southwest corner of Calvary Baptist Temple Church, thence Northwesterly along the Northerly right-of-way line deflecting 55 deg. 10 min. 1 sec. left 225.36 feet to a point, on the East right-of-way line, thence Northerly deflecting 55 deg. 10 min. 1 sec. right 152.08 feet to a point, thence Northeasterly deflecting 14 deg. 53 min. 25 sec. right 283.49 feet to a point, on the South right-of-way line of 5th Avenue Southwest, thence Westerly along said right-of-way line deflecting 104 deg. 53 min. 25 sec. left 10.35 feet to a 5/8-inch iron pin, thence Southwesterly deflecting 75 deg. 6 min. 35 sec. left 243.22 feet to a point, thence Northerly deflecting 165 deg. 6 min. 35 sec. right 240.41 feet to a point, on the South right-of-way line of 5th Avenue Southwest, the point curve to the right, thence Northwesterly along said right-of-way line, along an arc of a curve to the right, having a central angle of 1 deg. 11 min. 27 sec. and a radius of 367.59 feet for a curve distance of 7.64 feet to a 5/8-inch iron pin, the point of tangency, a corner to Fall Acres Subdivision, fourth sector, on the West, thence Southerly along the line of Fall Acres Subdivision, fourth sector, on the West 624.00 feet to a 5/8-inch iron pin, the point of beginning; containing 0.275 acres by survey.

Situated in Shelby County, Alabama

STATE OF ALABAMA

SHELBY COUNTY

CLERK'S OFFICE

RECEIVED

10/27/1980

10:24 AM

REG. NO. 52-50

REC'D. 4.50

IND. 100

5-0