2154 Highland Avenue

Birmingham, Alabama 35205 ADDRESS:

Birmingham, Alabama MORTGAGE - ALABAMA TITLE CO., INC.,

19801104000125580 1/2 \$.00 Shelby Cnty Judge of Probate, AL 11/04/1980 12:00:00AM FILED/CERT

State of Alabama

SHELBY

COUNTY

Anow All Men By These Presents, that whereas the undersigned

Steven K. Rauch and wife, Rebecca M. Rauch,

justly indebted to

Kenneth E. Hair and Linda Hair

in the sum of

evidenced by

promissory note of even date

and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due.

Mos Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, Steven K. Rauch and wife, Rebecca'M. Rauch,

do, or does, hereby grant, bargain, sell and convey unto the said Kenneth E. Hair and Linda Hair

(hereinafter called Mortgagee) the following described real property situated in

Shelby

County, Alabama, to-wit:

Lot 110; in Block 8, according to the Survey of Southwind, Third Sector, as recorded in Map Book 7, Page 25, in the Probate Office of Shelby County, Alabama, Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 35 foot building set back line from Caribben Circle; (3) A 5-foot utility easement along the North and West sides of said lot; (4) Transmission Line permit to Alabama Power Company recorded in Deed Book 309, Page 375; (5) Restrictions recorded in Misc. Book 23, Page 535; (6) Easements to underground cables recorded in Misc. Book 24, Page 434; (7) Agreement with Alabama Power Company recorded in Misc. Book 24, Page 439;

This is a second mortgage, second and subordinate to that certain mortgage from Kenneth E. Hair and wife, Linda Hair, to Mortgage America, Inc. recorded in Mortgage Book 396, Page 513 and last assigned to Federal National Mortgage Association in Misc. Book 33, Page 941.

Said property is warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said premises, and should default be made in the payment of same, said Mortgagee has the option of paying off the same; and to further secure said indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee, 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, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date of payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays saldindebtedness, and reimburses said Mortgagee for any amounts Mortgagee, may have expended for taxes, assessments and insurance, and the 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 should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee in said property become indangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, or if any statement of lien is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the lien on which such statement is based, 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 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, in some newspaper published in said County and State, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said 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 be necessary then to expended in paying insurance, taxes, or other incumbrances, with interest there-

1-000M, MAY & DeBUYS, ATTORNEYS P. O. D. X 3403-A

BIRMING IAM, FIRMAN A 35205

on; 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 remainder, if any, to be turned over to the said Mortgagor; and the undersigned, further agree that said Mortgagee may bid at said sale and purchase said property, if the highest bidder therefor, as though a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and empowered to execute a deed to the purchaser thereof in the name of the Mortgagor by such auctioneer as agent, or attorney in fact, and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so soreclosed, said see to be a part of the debt hereto secured.

It is expressly understood that the word "Mortgagee" wherever used in this mortgage refers to the person, or to the persons,

or to the corporation named as grantee or grantees in the granting clause herein. Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agents and assigns of said Mortgagee, if a corporation. IN WITNESS WHEREOF, we have hereunto set our hands and seals 80. November, on this the 3rd day of WITNESSES: 1950 110V -4 AM 9: 46 (Seal in the second of the second of the Alabama STATE OF General Acknowledgement Jefferson County , a Notary Public in and for said County, in said State I, the undersigned, Steven K. Rauch and wife, Rebecca M. Rauch, bereby certify that whose names argigned to the foregoing conveyance, and who arknown to me, acknowledged before me on this day, that formed of the contents of the conveyance the executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 3 r d Wøvember, flay of BOOK Corporate Acknowledgement STATE OF COUNTY OF a Notary Public in and for said County, in said State, hereby certify that President 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 the 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 Notary Public