

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

S. O. Benson and wife, Elizabeth Benson

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

Beatrice E. Johnson

(hereinafter called "Mortgagee", whether one or more), in the sum
Dollars

of TEN THOUSAND, SEVEN HUNDRED FIFTY AND NO/100

(\$ 10,750.00), evidenced by one promissory note of this date in the amount of

\$10,750.00, together with interest thereon from date at the rate of 12% per annum,

the principal and interest payable as follows: Payable in monthly installments of

\$129.01, payable on the 1st day of each month after date, commencing April 1,

1981, and payable monthly thereafter until said sum is paid in full.

BOOK 410 PAGE 459

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,

S. O. Benson and wife, Elizabeth Benson

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:

Commence at the NW corner of the NW¼ of the SW¼ of Section 3, Township 22 South, Range 1 East, and run thence South along the West line of said Quarter Quarter Section a distance of 808.54 feet to the point of beginning of the parcel herein described; thence continue South along the West line of said Quarter Quarter Section a distance of 515.52 feet; thence turn an angle to the left of 88 deg. 14' 48" and run a distance of 307.57 feet to the West right of way line of Alabama State Highway No. 45; thence turn an angle to the left of 74 deg. 22' 11" and run along the West right of way line of said highway a distance of 549.98 feet; thence turn an angle to the left of 107 deg. 22' 25" and run a distance of 472.31 feet to the point of beginning, and containing 4.67 acres, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated May 14, 1980.

Subject to easements and rights of way of record.

THIS IS A PURCHASE MONTH MORTGAGE.

Mortgagors shall have the right to prepay at any time any or all of the above described indebtedness without penalty, or unearned interest.

Jack Johnson
R. 2 Box 39
Columbiana 35051

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, 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

BOOK 410 PAGE 460

have hereunto set our signature S and seal, this 5th day of March, 19 81

S. O. Benson (SEAL)
Elizabeth Benson (SEAL)

THE STATE of ALABAMA }
SHELBY COUNTY }

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Shelby Cnty Judge of Probate, AL
03/06/1981 00:00:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that S. O. Benson and Elizabeth Benson

are whose name S / 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 5th day of March, 19 81.

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

STATE OF ALABAMA
COUNTY OF SHELBY
NOTARY PUBLIC

1981 MAR -6 PM 8:02

MORTGAGE DEED

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

Birmingham, Alabama

Return to: Fred E. Benson
Benson, N. A.

TO