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Form 1-1-22 Rev. 1-66

MORTGAGE-LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Robert M. Kendrick and wife, Mary L. Kendrick

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

Charles Edward Justice

of Twenty-Two Thousand, Four Hundred and no/100-----
(\$22,400.00), evidenced by a note of even date (hereinafter called "Mortgagee", whether one or more), in the sum
Dollars

THERE WILL BE NO PREPAYMENT PENALTY FOR PAYING OFF THIS MORTGAGE IN ADVANCE.

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PAGE

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NOW

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,

Robert M. Kendrick and wife, Mary L. Kendrick

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 SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 21 South, Range 2 West; then run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 660.70 feet, more or less, to a point in the center of an un-named gravel road; then turn an angle of 97 deg. 19' 36" to the right and run Southwesterly along the center line of said road for 140.54 feet to the point of beginning of a tangent curve to the left, said curve being concave Southeasterly and having a central angle of 4 deg. 59' and a radius of 4596.07 feet; then continue in a Southwesterly direction along the center line of said road and the arc of said curve for 399.74 feet to the end of said curve; then run on a line tangent to the end of said curve and along the center line of said road for 681.59 feet to the point of beginning of a tangent curve to the right, said curve being concave Northwesterly and having a central angle of 25 deg. 34' and a radius of 286.79 feet; then continue in a Southwesterly direction along the center line of said road and the arc of said curve for 127.97 feet, more or less, to a point, said point being the end of said curve, said point also being a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; then turn an angle of 61 deg. 55' 34" to the right from the tangent of the last described curve and run Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the SW corner thereof; then run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 1343.25 feet, more or less, to the point of beginning. Containing 18.03 acres, more or less.

See Assignment Bk. 46 pg. 403 (8/24/82)
See Release Bk. 47 pg. 571 (8/29/82)

To Have And To Hold the above granted property unto the said Mortgagors, 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

Robert M. Kendrick and wife, Mary L. Kendrick

have hereunto set their signatures and seal, this

16th day of March

, 1981.

Robert M. Kendrick (SEAL)

Robert M. Kendrick

(SEAL)

Mary L. Kendrick (SEAL)

Mary L. Kendrick

(SEAL)

19810317000029700 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
03/17/1981 00:00:00 FILED/CERTIFIED

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Mtg TAX 33.60
Lee 3.00 STATE OF ALA. SHELBY CO.
Jed 1.00 I CERTIFY THIS
37.60 STATEMENT WAS FILED
1001 MAR 17 1981 8:58
THE STATE of ALABAMA }
SHELBY COUNTY }
JUDGE OF PROBATE }
I, the undersigned authority , a Notary Public in and for said County, in said State,
hereby certify that Robert M. Kendrick and wife, Mary L. Kendrick

whose names 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

16th day of March

, 1981

Mike T. Helton Notary Public

THE STATE of

COUNTY }

Mike T. Helton Notary Public

, a Notary Public in and for said County, in said State,

I, 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 - ALABAMA CTS
Birmingham, Alabama