

This instrument prepared by Lee Ann Apperson for United Companies Mortgage of Alabama, Inc
9721 Parkway East Suite C, Birmingham, AL 35215

REAL ESTATE MORTGAGE

STATE OF ALABAMA } 920
County of Shelby }

THIS INDENTURE MADE AND ENTERED into on this the 23 day of March
1981, by and between the undersigned, Billy Roper and wife Eleanor Ruth Roper

as parties of the first part and United Companies Mortgage and Investment of Birmingham,
a corporation, organized and existing under the Laws of the State of Alabama, as party of the second part.

WITNESSETH: WHEREAS, we, the said parties of the first part, are justly indebted to said party of the
second part in the sum of Twenty-Seven Thousand One Hundred Twelve and ⁸⁰/₁₀₀ (\$27,112.80),
as evidenced by our promissory note of even date herewith, payable to the order of the party of the second
part in 120 consecutive monthly installments of \$ 225.94 each, and a final payment of
\$ 225.94; the first installment is due May 1, 1981, and the remaining
installments are due on the same day of each month thereafter. Said promissory note provides for interest at 8% per annum
after maturity and for attorney's fee and court costs, if placed in the hands of an attorney for collection.

AND, WHEREAS, we, the said parties of the first part, are anxious to secure the prompt and certain
payment of said promissory note above described, with the interest thereon, as the same becomes due and
payable, and for the purpose of so doing, and for and in consideration of the sum of One Dollar (\$1.00) to us
cash in hand paid by the party of the second part, the receipt of which is hereby acknowledged, we, the said
parties of the first part, do hereby grant, bargain, sell and convey unto the party of the second part the fol-
lowing described real estate, situated in the County of Shelby, State of Alabama, to-wit:
W¹/₂ Lot Number 10, according to R. E. Whaley's Subdivision of the town of Malene, Alabama
as shown by map of said subdivision on record in the Office of the Judge of Probate of
Shelby County, Alabama.

Birmingham Land Title Company, Inc.
Suite 1613
2121 8th Avenue North
Birmingham, Alabama 35203

including also stoker, water heater and all heating, plumbing and lighting fixtures, doors and window
screens, storm windows or sashes, shade and equipment now or hereafter attached to or used in connection
with the real estate herein described.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights,
privileges, tenements, appurtenances and improvements unto the said party of the second part, and unto its
successors and assigns forever. And we, the said parties of the first part do hereby covenant and represent
unto the said party of the second part, its successors and assigns, that we are lawfully seized in fee of the

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property above described, and that the property is free from all encumbrances except

that we have a good and lawful right to sell and convey the same as aforesaid; that we will warrant and defend the title to the same forever against the lawful claims and demands of all persons whomsoever. And we, the said parties of the first part, further do covenant and agree that we will pay all taxes due and to become due on the property above described, all assessments for street or other improvements and keep the buildings thereon insured against loss by wind, storm, or fire in some good and solvent fire insurance company acceptable to second party and in an amount sufficient to cover this indebtedness, or such other sum as may be agreed upon between the parties, with the loss, if any, payable to the said party of the second part as its interest may appear; and if at any time we fail to pay and keep up said taxes, assessments for street or other improvements and insurance as agreed, the said party of the second part, its successors or assigns are hereby authorized to do so and to charge the amounts so expended to us, which shall become and be a part of this mortgage and a charge or lien upon the property above described.

BUT THIS COVENANT IS UPON THIS CONDITION: That if we, the said parties of the first part, pay or cause to be paid, to the party of the second part, our promissory note above described, with interest and attorney's fee thereon as the same becomes due and payable, and shall keep up the said taxes, assessments for street or other improvements and insurance as agreed, then this covenant is VOID.

BUT ON OUR FAILURE to pay our said Promissory Note above described, with the interest thereon as the same becomes due and payable, or on our failure to pay the said taxes, assessments for street or other improvements, and insurance as agreed, then, or in any one of these events, the said party of the second part, its successors, assigns, agents, or representatives, are hereby authorized to declare the entire indebtedness due, and take possession of the property above described (or without taking such possession) and after giving three weeks notice of the time, place and terms of sale, by advertisement once a week successively in some newspaper published in the county wherein the land lies, may sell the same at public auction to the highest bidder for cash, in front of the Courthouse door of said County, and may execute title to the purchaser, or purchasers, and devote the proceeds of said sale to the payment; First, of the expense of advertising, selling and conveying, including attorney's fee and other reasonable costs of foreclosure, whether under the power of this mortgage or by Bill of Foreclosure out of the Chancery Court; Second, of the amount with interest that may be due on our said promissory note above described, together with any amounts that may have been expended by the said party of the second part, its successors and assigns, in the payment of taxes, assessments for street or other improvements, and insurance as agreed, with interest at the highest legal contract rate on said payments from their dates; and Lastly, if there should be any surplus of said proceeds, the same is to be turned over to us, the said parties of the first part.

We, the parties of the first part, hereby waive all of our homestead exemption, dower, or curtesy rights and all and every other right or exemption which we have or may have under the constitution and laws of the State of Alabama to have the above described property or any other property which we now own or may hereafter own, exempt from sale hereunder or levy and sale under legal process, it being the true intent and meaning of this waiver of exemption to subject the property we now own or may hereafter own, to the payment in full of the principal and interest of the above described promissory note or our obligation set forth in this mortgage.

IN THE EVENT OF A SALE under the power conferred by this mortgage, the said party of the second part, its successors or assigns, shall have the right, and it is hereby authorized to purchase said property at such sale. And should such property be sold under this mortgage, the Auctioneer making such sale, or the Probate Judge of said County and State, is hereby empowered and directed to make and execute a deed to the purchasers of same and the title so made the undersigned herein covenant and warrant against the lawful claims and demands of all persons whomsoever.

Parties of the first part agree that no delay or failure of the party of the second part to exercise any option to declare the maturity of any debt secured by this mortgage, shall be taken or deemed as a waiver of its right to exercise such option, or to declare such forfeiture, either as to any past or present default, and it is further agreed that no terms or conditions contained in this mortgage can be waived, altered, or changed except as evidence in writing signed by all parties hereto.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this the day and date first above written.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

7079 40.80
Rec'd 4.50
Jud. 1.00
46.30

1981 MAR 26 AM 9:50

William A. Snowden, Jr.
JUDGE OF PROBATE

Billy Roper

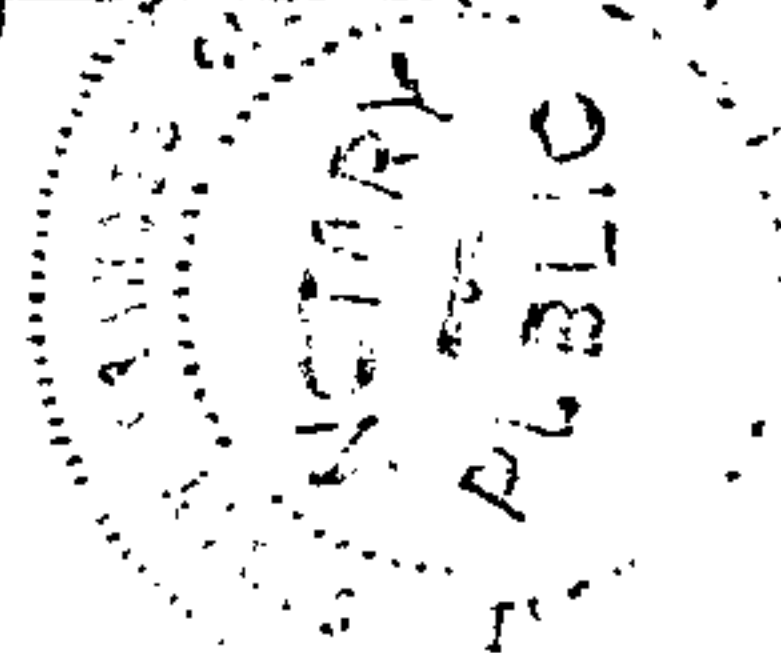
(SEAL)

Billy Roper

Eleanor Ruth Roper

(SEAL)

Eleanor Ruth Roper



STATE OF ALABAMA

County of Shelby

I, the undersigned authority, in and for said County and State, hereby certify that

Billy Roper and wife Eleanor Ruth Roper

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 date the same bears date.

Given under my hand and official seal this 23 day of March, 19 81.

Sarah Frances Clement

Notary Public

My Commission Expires 4-16-81

STATE OF ALABAMA

County of _____

I, _____, a Notary Public in and for said county and in said state, hereby certify that _____, whose name as _____ of the

_____, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date 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 this the _____ day of _____, 19 _____.

Notary Public

My commission expires _____.