

(Name) Mike T. Atchison, Attorney at Law 762

(Address) P.O. Box 822, Columbiana, Alabama 35051

19810521000057150 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
05/21/1981 00:00:00 FILED/CERTIFIED

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,

Timothy L. Riley, a single man

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

Herschel M. Riley and wife, Ina Mae Riley

(hereinafter called "Mortgagee", whether one or more), in the sum
of Twelve Thousand, Five Hundred and no/100----- Dollars
(\$ 12,500.00), evidenced by a promissory note of even date.

This mortgage shall be payable as agreed between Timothy L. Riley, the mortgagor, and
Herschel M. Riley and wife, Ina Mae Riley, the mortgagees of this mortgage.

BOOK 412 PAGE 631

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,

Timothy L. Riley, a single man

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 Southwest Quarter of the Southwest Quarter of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described
as follows:

Commence at the Northeast corner of the Southwest Quarter of the Southwest Quarter of
Section 9, Township 21 South, Range 2 West; then run South along the East line of said
Quarter-Quarter Section for 487.29 feet, more or less, to a point in the center of an
unnamed gravel road; then turn an angle of 54 deg. 15' 50" to the right and run South-
westerly along the center line of said road for 209.0 feet to the point of beginning of
a curve to the left, said curve being concave Southeasterly and having a central angle
of 3 deg. 10' and a radius of 453.53 feet; then continue in a Southwesterly direction
along the center line of said road and the arc of said curve for 25.06 feet, more or
less, to the end of said curve and the point of beginning of the tract of land herein
described, said point also being the point of beginning of a curve to the left, said
curve being concave Southeasterly and having a central angle of 21 deg. 42' 03" and a
radius of 453.53 feet; then continue in a Southwesterly direction along the center line
of said road and the arc of said curve for 171.77 feet, more or less, 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 276.42 feet, more or less, to the point of beginning of a tangent curve to
the right, said curve being concave Northwesterly and having a central angle of 18 deg.
57' 36" and a radius of 598.86 feet; then continue in a Southwesterly direction along
the center line of said road and the arc of said curve for 198.17 feet to the end of
said curve; then run Southwesterly on a line tangent to the end of said curve and along
the center line of said road for 250.40 feet, more or less, to a point on the South side
of said Southwest Quarter of Southwest Quarter; then turn an angle of 43 deg. 28' 39" to
the right and run West along the South side of said Quarter-Quarter Section for 86.7 feet,
more or less, to a point in the center of another unnamed gravel road, said point being
the point of beginning of a curve to the left, said curve being concave Northwesterly and
having a central angle of 25 deg. 34' and a radius of 286.79 feet; then turn an angle of
118 deg. 04' 26" to the right to the tangent of said curve and run Northeasterly along
the arc of said curve and the center line of said road for 127.97 feet to the end of said
curve; then run Northerly on a line tangent to the end of said curve and along the center
line of said road for 588.33 feet; then turn an angle of 87 deg. 39' 24" to the right and
run Easterly for 562.12 feet, more or less, back to the point of beginning. Containing
5.5 acres, more or less.

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

Timothy L. Riley, a single man

have hereunto set his signature and seal, this 15th day of May 19 81
Timothy L. Riley (SEAL)
Timothy L. Riley (SEAL)
____ (SEAL)
____ (SEAL)
19810521000057150 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL (SEAL)
05/21/1981 00:00:00 FILED/CERTIFIED

THE STATE of ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Timothy L. Riley, a single man

whose name 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 16th day of May 19 81
Arlene B. Cannon Notary Public

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

Return to:

TO

MORTGAGE DEED

Orig. tax - 1875
Rec. 300
Ld. 100
22 75 1981 MAY 21 AM 9:31
Thomas A. Shoups, Jr.
JUDGE OF PROBATE

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guaranty Division
TITLE INSURANCE - ABSTRACTS
Birmingham, Alabama