

This instrument was prepared by

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(Address) 1711 Cogswell Avenue Pell City, Alabama 35125

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY ST. CLAIR

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Terry Calafrancesco and wife, Annette Calafrancesco

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

✓ Roy Partridge and Ruby Partridge



19810608000063050 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
06/08/1981 00:00:00 FILED/CERTIFIED

of THREE THOUSAND FIVE HUNDRED AND NO/100 (hereinafter called "Mortgagee", whether one or more), in the sum Dollars (\$3,500.00), evidenced by One promissory note of this date in the principal sum of \$3,500.00, with interest at the annual rate of Ten (10%) percent payable in 42 equal, consecutive, monthly installments of \$99.11, beginning on the First day of March, 1981.

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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,

Terry Calafrancesco and wife, Annette Calafrancesco

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in St. Clair County, State of Alabama, to-wit:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 11, Township 18 South, Range 1 East; thence run East along the South line of said quarter-quarter section a distance of 820 feet to a point; thence run North, parallel to the West line of said quarter-quarter section a distance of 115 feet to a point; thence run West, parallel to the South line of said quarter-quarter section a distance of 820 feet to a point on the West line of said quarter-quarter section; thence run South along the West line of said quarter-quarter section a distance of 115 feet to the point of beginning.

Grantors further grant a 15 foot easement for ingress and egress to the above described property, more particularly described as follows: Commence at the Southeast corner of the above described property and run East along the South line of said quarter-quarter section to the Southeast corner of said quarter-quarter section; thence run North along the East line of said quarter-quarter section a distance of 15 feet; thence run West, parallel to the South line of said quarter-quarter section to the point of intersection with the property hereinabove described; thence run South, parallel to the East line of said quarter-quarter section a distance of 15 feet to the point of beginning.

The proceeds of this loan were applied to the purchase of the subject real estate.

If all or any part of the subject real estate or an interest therein is sold or transferred by Purchaser without Sellers' prior written consent, Seller may, at Sellers' option, declare all sums secured by this mortgage, to become immediately due and payable.

R 1 Box 222
Union Ala. 35176

To Have And To Hold the above granted property unto the Mortgagee, Mortgagee's successors, heirs, 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

Terry Calafrancesco and wife, Annette Calafrancesco

have hereunto set their signature S and seal, this

day of February, 19 80

Terry Calafrancesco (SEAL)
Terry Calafrancesco

Annette Calafrancesco (SEAL)
Annette Calafrancesco

(SEAL)

THE STATE of Alabama }
St. Clair COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry Calafrancesco and wife, Annette Calafrancesco

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 25th day of February, 19 80

My Commission Expires 10/8/84 *Alvin J. Edgerton* 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

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

1981060800063050 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
06/08/1981 00:00:00 FILED/CERTIFIED

1981 JUN -8 AM 9:26

Thomas A. ...
JUDGE OF PROBATE

YNTG. 5.25
Rec. 3.00
Ind. 1.00
9.25

Return to:

MORTGAGE DEED

TO

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

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