

This instrument was prepared by
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P.O. Box 557
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

MORTGAGE-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Charles Allen Knowles and wife, Carolyn B. Knowles

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

Martha I. Knowles

19810804000084810 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/04/1981 00:00:00 FILED/CERTIFIED

(hereinafter called "Mortgagee", whether one or more), in the sum
of Three Thousand Five Hundred Fourteen Dollars and 83/100----- Dollars
(\$ 3,514.83 ^{plus interest}), evidenced by one promissory note of this date in five (5) annual installments
in the amount of \$823.09 each at the interest rate of 5 1/2% commencing November 1, 1981.

It is understood and agreed that this mortgage may be paid at any time before maturity
by paying the principal plus the then accrued interest, without penalty.

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,

Charles Allen Knowles and wife, Carolyn B. Knowles

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:
The Northeast Quarter of the Northwest Quarter of the Northeast Quarter and the East Half
of the Northeast quarter of Section 14, Township 22, Range 3 West, except the following
portion thereof, viz: Beginning at a sweet gum tree on south fork of Spring Creek 4 chain
and 4 links down the creek from where the Section line between Sections 13 and 14, Township
22, Range 3 West, crosses said creek, thence south 16 1/2 deg., East 2 chains and 63 links,
thence south 66 deg. West 6 chains and 65 links thence North 21 deg. West 4 chains and 76
links to South bank of Spring Creek, thence up Spring Creek to point of beginning. Also
the following, to-wit: Beginning at a point opposite the above sweet gum tree on North
bank of Spring Creek at a maple tree, thence down the North bank of Spring Creek 4 chains
and 95 links, thence North 11 deg. West 4 chains, thence North 79 deg. East 4 chains, thence
South, 23 1/2 deg. East 4 chains and 28 links to point of beginning or maple tree. Except 18
feet along the North bank of Spring Creek for a road. The land excepted lying on the
North side of Spring Creek to be used for no other purpose than that of burying whites.
Situated in the Northeast Quarter of Northeast Quarter, Section 14, Township 22, Range 3
West. Also excepting 10 acres in the East half of Northeast Quarter of Section 14,
Section 22, Range 3 West, which is bounded as follows: On the West by the West boundary
of said East half of Northeast Quarter; on the North by Spring Creek; on the East by the
West boundary of the Spring Creek Church lot extended South from the Southwest corner, a
sufficient distance to enclose 10 acres and on the South by a line running West from said
East boundary line to the West boundary of said East half of Northeast Quarter.

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

See Partial Release Use Book 4769 943 (12-15-82) BOOK 414 PAGE 576

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

Charles Allen Knowles and wife, Carolyn B. Knowles

have hereunto set our signatures and seal, this 31 day of July, 1981

STATE OF ALA. SHELBY COUNTY

I CERTIFY THAT Charles Allen Knowles

INSTRUMENT WAS FILED

1981 AUG -4 AM

Carolyn B. Knowles

(SEAL)

(SEAL)

(SEAL)

(SEAL)

THE STATE of ALABAMA

JUDGE OF PROBATE

SHELBY

COUNTY

19810804000084810 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
08/04/1981 00:00:00 FILED/CERTIFIED

I, the undersigned authority

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

hereby certify that

Charles Allen Knowles and wife, Carolyn B. Knowles

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 31 day of July

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.

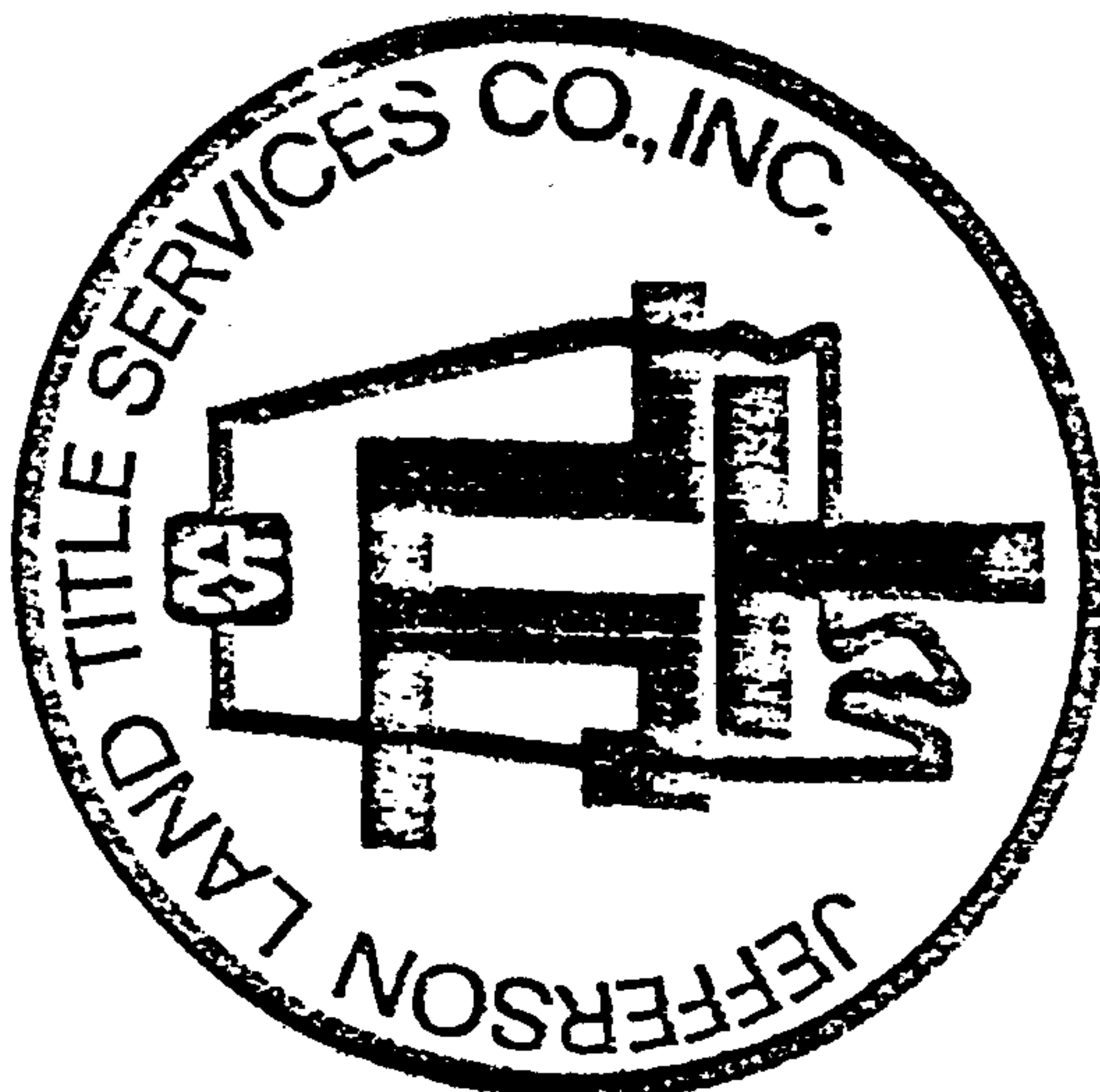
Given under my hand and official seal, this the day of , 19

Notary Public

Return to:

TO

MORTGAGE DEED



Recording Fee \$

Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 372-8020

BIRMINGHAM, ALABAMA 35201

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