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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,

BILLIE WAYNE BRANCH, an unmarried man,

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

W. A. CARLISLE, SR. OR EDITH LOUISE CARLISLE

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Shelby Cnty Judge of Probate, AL
09/02/1981 00:00:00 FILED/CERTIFIED

of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (hereinafter called "Mortgagee", whether one or more), in the sum Dollars (\$ 17,500.00), evidenced by a promissory note of even date repayable according to the terms and at a rate of interest stated therein.

BOOK 415 PAGE 166

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,

BILLIE WAYNE BRANCH, an unmarried 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:

That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said quarter-quarter section and run North along the East forty line 740.89 feet to the point of beginning; thence continue North 200 feet; thence turn 87 deg. 51 min. left and run West 249.4 feet; thence turn 92 deg. 09 min. left and run South 200 feet; thence turn 87 deg. 51 min. left and run East 249.4 feet to the point of beginning, containing 1.15 acres, more or less.

Subject to the following easements and rights-of-way:

1. Right-of-way to Shelby County, Alabama as shown by instrument recorded in Deed Book 164, at Page 455, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Right-of-way to Alabama Power Company as shown by instruments recorded in Deed Book 107, at Page 172, Deed Book 172, at Page 422, and Deed Book 176, at Page 82, in said Probate Records.
3. Ad valorem property taxes for 1981 and subsequent years.

Privilege to prepay the indebtedness secured by this mortgage, in whole or in part, is reserved to the Mortgagors without penalty, accrued interest being due and payable only on the unpaid principal balance to the date of prepayment and thereafter interest shall be due and payable only on the unpaid balance.

This is a purchase money mortgage securing part of the purchase price of the above described real estate conveyed to Mortgagor by the Mortgagee and his wife simultaneously herewith.

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

Return to: Mr. W.A. Carlisle, Sr. 205 Elder St. B'ham 35210

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' 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 l. 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

BILLIE WAYNE BRANCH, an unmarried man,

have hereunto set his signature and seal, this 1st day of September, 1981
I CERTIFY THIS INSTRUMENT WAS FILED
1981 SEP -2 AM 11:23
mtg tax 26.25
Dec. 300
Int. 100
30.25-
Billie Wayne Branch (SEAL)
Billie Wayne Branch (SEAL)
(SEAL)

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Shelby Cnty Judge of Probate, AL
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EAL)

THE STATE of ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billie Wayne Branch, an unmarried 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 1st day of September 1981

THE STATE of

COUNTY

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
yers Title Insurance Corporation
Title Guarantee Division
TITLE INSURANCE — ABSTRACTS

Birmingham, Alabama