

THIS INSTRUMENT PREPARED BY:

NAME: ✓ Mark D. Caudill

ADDRESS: 1010 Frank Nelson Building, Birmingham, Alabama 35203

MORTGAGE - ALABAMA TITLE CO., INC., Birmingham, Alabama

19810918000100400 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
09/18/1981 00:00:00 FILED/CERTIFIED

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents, that whereas the undersigned Ted Little and Vickie Little are justly indebted to Michael John Boblewski and wife, Linda F. Boblewski in the sum of Ten Thousand (\$10,000.00) Dollars, as evidenced by two promissory notes, the first of which is dated 8/31/81 in the amount of Five Thousand (\$5,000.00) Dollars and is payable on or before 10/15/81, and the second of which is dated 8/31/81 in the amount of Five Thousand (\$5,000.00) and is payable on or before 3/15/82 and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due, as stated in said promissory notes,

Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, Ted Little and Vickie Little, (hereinafter called Mortgagors) do, or does, hereby grant, bargain, sell and convey unto the said Michael John Boblewski and wife, Linda F. Boblewski, (hereinafter called Mortgagee) the following described real property situated in

Shelby County, Alabama, to-wit: Lot 8, in Block 5, according to Survey of Green Valley, 2nd Sector, as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record, including:

- 1.) Restrictive covenants filed for record on September 23, 1974, in Misc. Book 9, Page 278, in Shelby County Probate Office;
- 2.) Transmission line permit to Alabama Power Company, dated Nov. 13, 1974, as recorded in Deed Book 285, Page 820, in Shelby County Probate Office;
- 3.) 35-Foot Building set back line from Mardis Lane;
- 4.) Permit to South Central Bell Telephone Co., dated Jan. 29, 1974, as recorded in Deed Book 285, Page 366, in Shelby County Probate Office;
- 5.) Restrictive covenants as to underground cables, Oct. 3, 1973, recorded in Misc. Book 8, Page 556, and agreement with Alabama Power Co. dated Oct. 3, 1973, recorded in Misc. Book 8, Page 772, in Shelby County Probate Office;
- 6.) Encroachment of driveway into Lot 7, 0.2 feet as shown on survey of Louis H. Weygand, Reg. No. 1347, dated 8/14/75.

This mortgage is also subject to that certain mortgage from Michael John Boblewski, and wife, Linda F. Boblewski, to City Federal Savings and Loan Association, as recorded in Mortgage Book 383, Page 783, in the Probate Office of Shelby County, Alabama, and as assumed by Ted Little and Vickie Little on 8/31/81.

The proceeds of this loan have been applied on the purchase price of the property described herein conveyed to mortgage simultaneously herewith. This is a purchase money mortgage.

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

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said premises, and should default be made in the payment of same, said Mortgagee has the option of paying off the same; and to further secure said indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee, 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, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date of payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee for any amounts Mortgagee may have expended for taxes, assessments and insurance, and the 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 should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee 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, or if any statement of lien is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the lien on which such statement is based, 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 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, in some newspaper published in said County and State, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said 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 be necessary then to expend in paying insurance, taxes, or other incumbrances, with interest there-

See release note. Book 42 Page 981

