

STATE OF ALABAMA  
SHELBY COUNTY

THIS MORTGAGE, entered into on this the 20th day of October, 1981, by and between COOSA PINES FEDERAL CREDIT UNION, hereinafter called Mortgagee, and Gary R. Henson and wife Blenda Henson, hereinafter called Mortgagor:

WITNESSETH: That the Mortgagor has become justly indebted to the Mortgagee in the sum of Thirty-Seven Thousand Sixteen and 56/100----- Dollars, which is evidenced as follows:

One promissory note of even date in the principal amount of Thirty-Seven Thousand Sixteen and 56/100 Dollars (\$37,016.56), with interest on the unpaid balance at the rate of  $1\frac{1}{4}\%$  per month payable in 60 installments of \$884.24 each; the first payment to be made on November 30, 1981, and the same amount each month thereafter until the full amount has been paid.

In order to secure the above described indebtedness or any renewal thereof, and also to secure any other existing indebtedness owed by the Mortgagor and to secure any future advances made in addition to the principal amount while any portion of this indebtedness remains outstanding, the Mortgagor does hereby bargain, sell and convey to the Mortgagee the following described property situated in SHELBY County, Alabama:

A lot or parcel of land located in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 15, Township 19 South, Range 2 East, City of Vincent, Shelby County, Alabama, and being more particularly described as commencing at the Southwest corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 15; thence North 87 deg. 16 min. East along the South line of said forty 540.9 feet; thence North 15 deg. 15 min. West 100.0 feet; thence North 9 deg. 39 min. West 88.29 feet to the place of beginning; thence from the place of beginning and continuing North 9 deg. 39 min. West 98.68 feet; thence North 85 deg. 17 min. East 279.35 feet to the Westerly side of a paved road; thence South 15 deg. 15 min. East along the Westerly side of said paved road 100.0 feet; thence South 85 deg. 17 min. West 289.13 feet to the place of beginning and containing 0.64 acres, more or less. (Bearings are magnetic).

This mortgage paid in full and satisfied this

the 2 day of April, 1984

Coosa Pines Federal Credit Union

BY Thomas A. Brandon Jr.

SEE PIA FILED VOL 55 PAGE 84 ATTY. IN FACT

This instrument was prepared by Ralph Parker, %Coosa Pines Federal Credit Union, Coosa Pines, Alabama.

TO HAVE AND TO HOLD the above described property, together with the tenements and appurtenances belonging thereto or otherwise appertaining to the Mortgagee, the heirs or successors and assigns of Mortgagee, in fee simple. And the Mortgagor covenants that the above described property is owned in fee simple and that Mortgagor has the right to sell and convey it; that the property is free from all liens and encumbrances and Mortgagor will warrant and will forever defend the title of this property to the Mortgagee, the heirs or successors and assigns of Mortgagee, from and against the lawful title, claims, and demands of all persons.

This conveyance is made upon the following conditions and stipulations:

The Mortgagor agrees to insure the buildings on the premises, and all other of the Mortgaged property which is insurable, in some responsible insurance company or companies against loss by fire, lightning, or wind-storm, for a sum equal to the indebtedness secured, with loss payable to Mortgagee as the interest of Mortgagee may appear. The Mortgagor agrees to assess the mortgaged property for taxation and to pay all taxes and assessments which come due on the mortgaged property during the term of this mortgage. If the Mortgagor fails to pay the taxes and assessments, or to insure the property, then the Mortgagee may insure and pay for it, and pay the taxes thereon from the date of payment, and such sums shall be payable to Mortgagee on demand. The Mortgagor agrees to pay a reasonable attorney's fee for collecting the indebtedness secured or for foreclosing this mortgage either under the powers contained herein or in a court of competent jurisdiction.

If the Mortgagor performs all of the stipulations and agreements and pays all of the indebtedness secured as it becomes payable, including interest thereon, then this conveyance shall be null and void; otherwise to remain in full force and effect; and upon failure of Mortgagor to keep any of the stipulations and agreements, or to pay any or all of the indebtedness when it becomes payable, then the Mortgagee may enter upon and take possession, sell the mortgaged property at public outcry in front of the Courthouse in the county where the property or a part thereof is located, to the highest bidder for cash, after first giving notice of the time, place, and terms of the sale together with a description of the property to be sold, by publication once a week for three successive weeks prior to the sale in some newspaper published in the county where the property or any material part thereof is located. The proceeds of the sale shall be applied as follows: (1) to payment of all costs and expenses of making such sale, including a reasonable attorney's fee for foreclosing this mortgage and collecting the indebtedness; (2) to payment of such sums that have been paid by the Mortgagee for taxes, assessments, and insurance; (3) to the payment of the amount due on the indebtedness with interest; (4) the balance, if any, to be paid to the Mortgagor.

In the event of such sale the auctioneer is empowered, in the name of and as attorney for Mortgagor to execute a deed to the purchaser at the sale. The Mortgagee may purchase at such sale as if a stranger to this mortgage.

Should the Mortgagor become voluntary or involuntary bankrupt, then the whole of the indebtedness secured may, at the option of the Mortgagee, be declared immediately due and payable.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Mortgagor has set his hand and seal, on the day and year written above.

BOOK 416 PAGE 338

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1981 OCT 22 AM 9:59

Gary R. Henson (L.S.)  
Blenda M. Henson (L.S.)

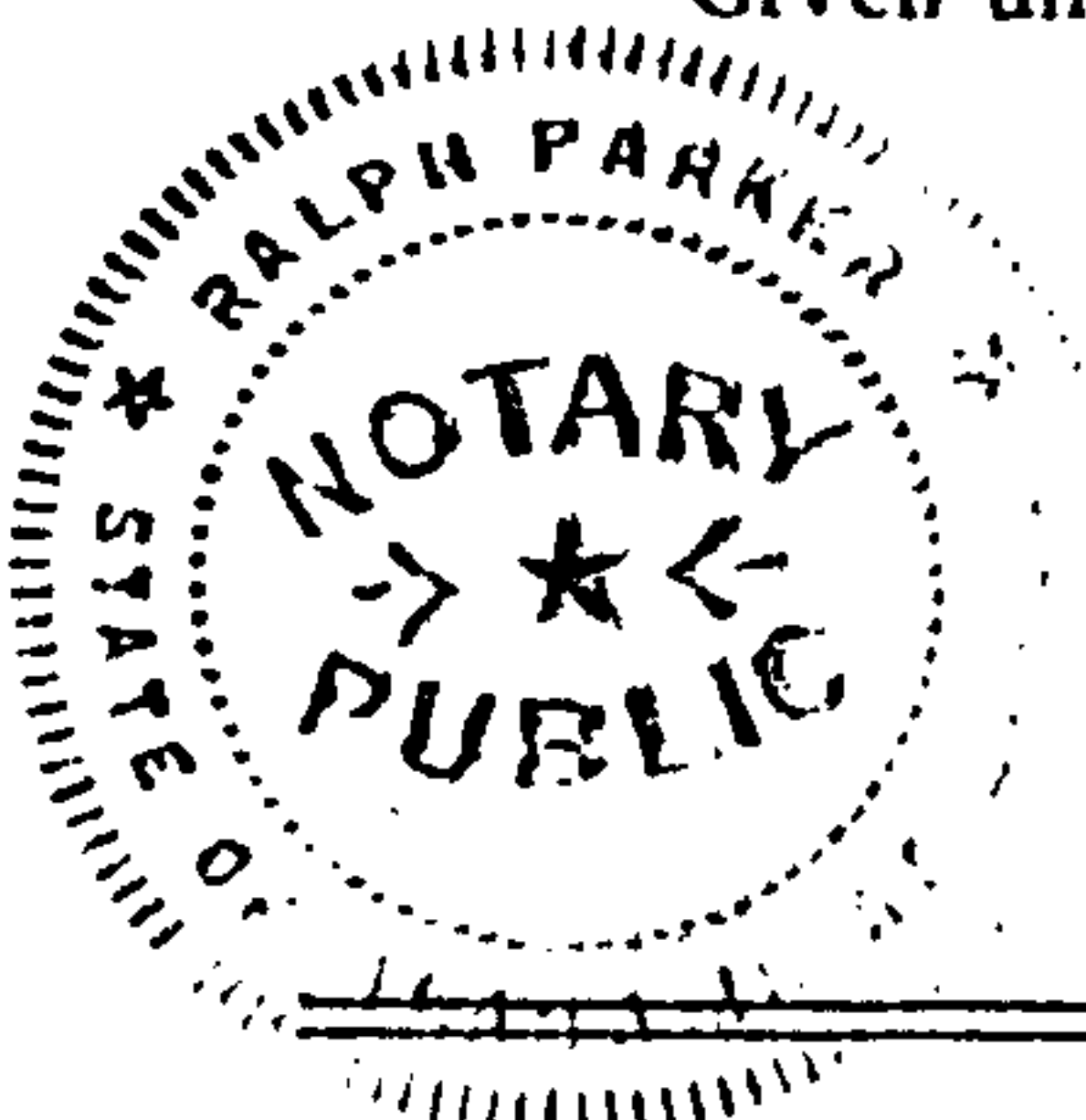
Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE  
Rec. 3.00  
Ind. 1.00  
4.00

NO TAX COLLECTED

STATE OF ALABAMA  
SHELBY COUNTY

I, Ralph Parker, a Notary Public in and for this county, certify that Gary R. Henson & wife, Blenda Henson whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed it voluntarily on the day the same bears date.

Given under my hand and seal, this 20th day of October, 1981.



Ralph Parker  
NOTARY PUBLIC