

NAME: James G. Henderson  
Suite 405, 11 West Oxmoor Road  
ADDRESS: Birmingham, Alabama 35209  
MORTGAGE — ALABAMA TITLE CO., INC., Birmingham, Alabama

## State of Alabama

SHELBY

COUNTY

Know All Men By These Presents, that whereas the undersigned Gary Lee Carr and Sharon Albright Carr are justly indebted to Hillie S. Sundberg

in the sum of Twenty-Three Thousand Six Hundred Fifty and no/100 (\$23,650.00) Dollars

evidenced by a promissory note

and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due,

Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, Gary Lee Carr and Sharon Albright Carr

do, or does, hereby grant, bargain, sell and convey unto the said Hillie S. Sundberg

(hereinafter called Mortgagee) the following described real property situated in

Shelby County, Alabama, to-wit: A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 17 Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of Lot 37 of DEER SPRINGS ESTATES, Third Sector, as recorded in Map Book 6, page 5 in the Office of the Judge of Probate in Shelby County, Alabama, thence in a Southwesterly direction, along the Northwesterly Right of Way Line of Houston Drive (extended), a distance of 219.93 feet, thence 77 degrees 40 minutes 58 seconds right, in a Northwesterly direction, a distance of 210.44 feet, thence 77 degrees 49 minutes 03 seconds left, in a Southwesterly direction a distance of 100.0 feet to the Point of Beginning; thence continue along last described course a distance of 224.96 feet, thence 87 degrees 59 minutes 14 seconds left, in a Southeasterly direction, a distance of 229.56 feet to the center line of a 30-foot wide Easement for a roadway, thence 86 degrees 42 minutes 30 seconds left in a Northeasterly direction, along said center line, a distance of 176.50 feet thence 15 degrees 24 minutes 09 seconds right, in a Northeasterly direction, along said center line, a distance of 61.24 feet, thence 110 degrees 42 minutes 25 seconds left, in a Northwesterly direction, a distance of 267.38 feet to the Point of Beginning. Subject to: 1. Taxes due in the year 1982 which are a lien but not due and payable until October 1, 1982. 2. Easement for ingress and egress as recorded in Vol. 324, page 797 in the Probate Office of Shelby County, Alabama. 3. Right of way to South Central Bell as recorded in Vol. 336, page 220 in the said Probate Office. 4. All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

Said property is warranted free from all incumbrances and against any adverse claims.

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 expended in paying insurance, taxes, or other incumbrances, with interest there-

RITCHEY & RITCHEY, P. A.

11 WEST OXMOOR ROAD, SUITE 405

BIRMINGHAM, ALABAMA 35209-6495

on, 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 remainder, if any, to be turned over to the said Mortgagee; and the undersigned, further agree that said Mortgagee may bid at said sale and purchase said property, if the highest bidder therefor, as though a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and empowered to execute a deed to the purchaser thereof in the name of the Mortgagor by such auctioneer as agent, or attorney in fact, and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereto secured.

It is expressly understood that the word "Mortgagee" wherever used in this mortgage refers to the person, or to the persons, or to the corporation named as grantee or grantees in the granting clause herein.

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agents and assigns of said Mortgagee, if a corporation.

IN WITNESS WHEREOF, we have hereunto set our hands and seals  
on this the **22nd** day of January 1982

WITNESSES:

Gary Lee Carr (Seal)  
Gary Lee Carr  
Sharon Albright Carr (Seal)  
Sharon Albright Carr  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

UTG TAX 35.55  
Dea 3.00  
Fund 1.00  
39.55  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1982 JAN 27 AM 8:54

STATE OF ALABAMA JUDGE OF PROBATE  
JEFFERSON County General Acknowledgement

I, the undersigned, a Notary Public in and for said County in said State,  
hereby certify that Gary Lee Carr and Sharon Albright Carr  
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 22nd day of January 1982

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_ a Notary Public in and for said County in said State,  
said State, hereby certify that  
whose name as \_\_\_\_\_ President 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 the 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

James G. Henderson  
Suite 405, 11 West Oxmoor Road  
Return to Birmingham, Alabama 35209

Gary Lee Carr and  
Sharon Albright Carr

TO

Hillie S. Sundberg

MORTGAGE

This Form Furnished By  
ALABAMA TITLE CO., INC.  
615 North 21st Street  
Birmingham, Alabama