

This instrument was prepared by

(Name) *Phillip J. Sarris, Attorney at Law* *438*

(Address) *1920 Mayfair Drive, Birmingham, AL 35209*

MORTGAGE- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY of JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Helon S. Roberts, a single woman,

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

Cahaba Land & Timber Company, Inc., a corporation

(hereinafter called "Mortgagee", whether one or more), in the sum of **Eleven thousand four hundred and no/100-----Dollars**  
(\$ 11,400.00 ), evidenced by one real estate mortgage note

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, Helon S. Roberts, a single woman,

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:

A part of Lot 5, according to Chelsea South Estates, Sector One as recorded in Map Book 8, Page 14, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the SW 1/4 of SW 1/4 of Section 18, Township 20 South, Range 1 East of Shelby County Alabama; thence run Westerly along the South line of said 1/4 section 109.37 feet, more or less, to the point of beginning; thence continue along last described course 165.00 feet to the Northeasterly right-of-way line of Shelby County Highway No. 49, (80 feet right-of-way), said point also being on a curve to the left having a central angle of 12°51'06" and a radius of 1,412.00 feet; thence turn right 61°01'49" to chord of said curve and run along said right-of-way line and are of said curve 316.72 feet to end of said curve; thence Northwesterly and tangent to said curve and along said right-of-way line 339.90 feet to the Southeasterly right-of-way of Wall Farm Road (80'right-of-way); thence turn right 104°22' and run Northeasterly and along said right-of-way line 389.13 feet; thence turn right 98°40'54" and run Southeasterly 709.62 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Taxes for the year 1982 are a lien, but not due and payable until October 1, 1982. Parcel ID: 58-16-4-18-0-000-9.08.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 280, Page 191, subsequent lease in Deed Book 324, Page 381, and assessment of Gulf States Paper Corporation.
3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 207, Page 52, in Probate Office.
4. Restrictions, covenants and conditions as set out in instrument recorded in Map Book 8, Page 14, including (1) All lots as shown thereon must have individual approval from Shelby County Health Dept. prior to the installation of sanitary sewer system. (2) No lot as shown hereon may be subdivided without the prior approval of the Shelby County Planning Commission and the Shelby County Health Department.
5. Building setback line of 50 feet reserved from Wall Farm Road and Shelby County, Highway No. 49 as shown by plat.
6. Public utility easements as shown by recorded plat, including 20 foot easements on Said property is warranted free from all incumbrances and against any adverse claims, except as stated above. South and East sides.

This is a purchase money mortgage given to secure the unpaid price for the property in question.

