BOCK

THIS INSTRUMENT PREPARED BY:

Robert R. Sexton, Attorney at Law

1600 City Federal Building

ADDRESS: Birmingham, Alabama 35203

940

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

State of Alabama

SHELBY

COUNTY

Atl Men By Chest Presents, that whereas the undersigned CERALD P. PETERMAN, JR. and wife, SANDRA J. PETERMAN
justly indebted to CHARLES D. BROOKS and KAREN M. BROOKS

in the sum of Fifteen Thousand and No/100 (\$15,000.00)-----

--DOLLARS

evidenced by one promissory note of even date

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

Moto Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, GERALD P. PETERMAN, JR. and wife, SANDRA J. PETERMAN do, or does, hereby grant, bargain, sell and convey unto the said CHARLES D. BROOKS and KAREN M. BROOKS (hereinafter called Mortgagee) the following described real property situated in Shelby

County, Alabama, to-wit:

NW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama. Said 1/4-1/4 section also being described as follows: Beginning at the NE corner of the NW 1/4 of the SE 1/4 Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, run south along the east boundary line of said 1/4-1/4 a distance of 1321.12 feet; thence right 88° 33' a distance of 1319.35 feet; thence right 91° 47' a distance of 1319.00 feet; thence right 88° 07' a distance of 1311.19 feet to the point of beginning.

Together with the following described perpetual easement and right of way twelve feet in width: Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, and run West along the north line of said 1/4-1/4 section for a distance of 3 feet to the point of beginning; thence continue to run Westerly along the north line of said 1/4-1/4 section for a distance of 12 feet to a point; thence run south and parallel to the east line of said 1/4-1/4 section to a point on the north margin of U. S. Highway No. 280; thence run in a northeasterly direction along the north margin of said U. S. Highway #280 for a distance of 12 feet, more or less to a point on the north margin of said highway that is 3 feet west of the east line of said 1/4-1/4 section to a point on the north line of said 1/4-1/4 section and the point of beginning.

This is a purchase money mortgage (second).

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 saidindebtedness, 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 vold, 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 indangered 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 saie, 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 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 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-

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 Mortgagor; 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 (ee 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 19 82 27th day of May on this the WITNESSES: PETERMAND. erman (Seal) TAX 22.50 3.00 1982 HAY 28 AM 9:59 JUEGE OF PROBATE (Scal) (Seal) $20 \frac{1}{100}$ ALABAMA STATE OF General Acknowledgement County **JEFFERSON** , a Notary Public in and for said County in said State. Robert R. Sexton 1, the undersigned, GERALD P. PETERMAN, JR. and wife, SANDRA J. PETERMAN hereby certify that 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 theyexecuted the same voluntarily on the day the same bears date. May Given under my hand and official seal this 27th day of STATE OF Corporate Acknowledgement COUNTY OF a Notary Public in and for said County, in said State, hereby certify that President of whose name as 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. , 19 Given under my hand and official seal, this the day of Notary Public

ALABAMA TITLE CO., INC 615 North 21st Street Birmingham, Alabama