

STATE OF ALABAMA

SHELBY COUNTY

THIS MORTGAGE, entered into on this the 21st day of October, 1982, by and between COOSA PINES FEDERAL CREDIT UNION, hereinafter called Mortgagee, and Theolpus Perkins and wife Willie F. Perkins, hereinafter called Mortgagor:

WITNESSETH: That the Mortgagor has become justly indebted to the Mortgagee in the sum of Twenty-Three Thousand Eight Hundred Thirty-Nine and 12/100-- Dollars, which is evidenced as follows:

One promissory note of even date in the principal amount of Twenty Three Thousand Eight Hundred Thirty-Nine and 12/100 Dollars (\$23,839.12), with interest on the unpaid balance at the rate of 1 4/10% per month payable in 144 installments of \$389.42 each; the first payment to be made on November 30, 1982, 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:

Part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 27, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southwest corner of the above said  $\frac{1}{4}$ - $\frac{1}{4}$  and along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  run North 87° 45' East for a distance of 1,076.15 feet, thence turn an angle of 90° 15' to the left and run North 2° 30' West for a distance of 200.0 feet to the point of beginning, thence continue North 2° 30' West for a distance of 100.00 feet, thence turn an angle of 90° 15' to the right and run North 87° 45' East for a distance of 210.0 feet, thence turn an angle of 89° 45' to the right and run South 2° 30' East for a distance of 100.0 feet, thence turn an angle of 90° 15' to the right and run South 87° 45' West for a distance of 210.0 feet to the point of beginning.

This instrument was prepared by Ralph Parker, %Coosa Pines Federal Credit Union, Coosa Pines, Alabama 35044.

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 and assessments, and this conveyance shall stand as security for these payments with the maximum rate of interest 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.

COOSA PINES FEDERAL CREDIT UNION

SAVINGS and LOANS  
COOSA PINES, ALABAMA 35044

NO TAX COLLECTED

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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.

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
THIS INSTRUMENT WAS FILED

1982 OCT 26 AM 8:28

Thomas G. Lawrence, Jr.  
NOTARY PUBLIC

Theolphus Perkins (L.S.)  
Willie F. Perkins (L.S.)

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 Theolphus Perkins and wife Willie F. Perkins 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 21st day of October, 1982.



Ralph Parker  
NOTARY PUBLIC