

NAME: Charles A. J. Beavers, Jr.  
813 Shades Creek Parkway, Suite 203  
 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 Gregory Lee Horn and wife, Patricia Fields Horn, justly indebted to METROBANK, an Alabama banking corporation,

in the sum of Forty Thousand Six Hundred Forty-six and 65/100 Dollars (\$40,646.65)

evidenced by one promissory note of even date herewith and due and payable in accordance with the terms, conditions, and provisions of said note and/or any renewal or extension thereof;

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, Gregory Lee Horn and wife, Patricia Fields Horn, do, or does, hereby grant, bargain, sell and convey unto the said METROBANK, an Alabama banking corporation, (hereinafter called Mortgagee) the following described real property situated in

Shelby County, Alabama, to-wit:

A tract of land located in the NE 1/4 of NE 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the NE 1/4 of NE 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence north along the west line of said 1/4-1/4 section a distance of 800.41 feet to the centerline of the Helena-Acton public road; thence 62 degrees 02 minutes 45 seconds right along said centerline 125 feet to the point of beginning of tract of land herein described; thence continue along last mentioned course 240.85 feet to the intersection with the centerline of Old Highway 31 South; thence 81 degrees 12 minutes right southeasterly along the last mentioned centerline 295.13 feet; thence 105 degrees 21 minutes 45 seconds right leaving said highway in a southwesterly direction 288.05 feet; thence 83 degrees 26 minutes 15 seconds right northerly 259.72 feet to the point of beginning, excepting that part which lies in the Helena-Acton Road and the Old Highway 31 South rights of way.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO: (1) Current taxes; (2) Permits to Alabama Power Co. recorded in Deed Book 199, page 447, Deed Book 194, page 65, and Deed Book 101, page 500; (3) Right of way deed as recorded in Deed Book 135, page 371; (4) Right of way of Old U.S. Highway No. 31; (5) Right of way of Valleydale Road; and (5) Temporary easement to the State of Alabama as recorded in Deed Book 343, page 295.

THIS IS A SECOND MORTGAGE, junior and subordinate to that certain mortgage to Collateral Investment Company recorded in Mortgage Book 373, page 720, and re-recorded in Mortgage Book 380, page 357. 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-

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 ATTORNEY AT LAW  
 813 Shades Creek Pkwy Suite 203  
 BIRMINGHAM, AL 35209

BOOK 426 PAGE 911

See also 7/1/88, page 649-67-17-88

The property subject to this mortgage may not be transferred in any manner by the mortgagors without the written approval of the holder of this mortgage.

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 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 15th day of January 19 83

WITNESSES:

1983 JAN 31 AM 9:24  
1983 JAN 31 AM 9:24

mtg tax - 6/105-  
Rec 300  
Feb. 100  
6505

Gregory Lee Horn (Seal)  
Gregory Lee Horn  
Patricia Fields Horn (Seal)  
Patricia Fields Horn  
(Seal)  
(Seal)

STATE OF ALABAMA

JEFFERSON

County

General Acknowledgement

I, the undersigned, Debra S. Pauly

, a Notary Public in and for said County in said State,

hereby certify that Gregory Lee Horn and wife, Patricia Fields Horn, 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 15th day of January

19 83

MY COMMISSION EXPIRES OCTOBER 30, 1984

Debra S. Pauly  
Notary Public

STATE OF

COUNTY OF

Corporate Acknowledgement

I, \_\_\_\_\_, a Notary Public in and for said County, in 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

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

Gregory Lee Horn and

Patricia Fields Horn

TO

NetroBank

MORTGAGE

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