

(Name) HARRISON AND CONWILL

4153

(Address) Columbiana, Alabama



19830228000027230 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/28/1983 00:00:00 FILED/CERTIFIED

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Bradley K. Drake and wife, Camille Robinson Drake

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

W. E. Drake and Kathleen A. Drake

(hereinafter called "Mortgagee", whether one or more), in the sum

of Twenty-four Thousand, Five Hundred and no/100 Dollars
(\$24,500.00) ~~XXXXXX~~ plus interest as evidenced by promissory note
executed simultaneously herewith,

BOOK 371 PAGE 255

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,

Bradley K. Drake and wife, Camille Robinson Drake

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:

The easterly 100 feet of Lots 5 and 6 in Block 8 according to Joseph Squire's Map of the town of Helena, as recorded in Map Book 3-page 121 in the Probate Office of Shelby County, Alabama, being situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West; MINERAL AND MINING RIGHTS EXCEPTED.

RELEASE OF LIEN

Know all men by these presents: That whereas Bradley K. Drake and wife, Camille Robinson Drake have justly satisfied this indebttness served by that certain mortgage recorded in the office of Judge of Probate Court of Shelby County Alabama in book 371 page 255 to: W.E.Drake and Kathleen A. Drake. Executed by Bradley K. Drake and wife, Camille Robinson Drake and do further hereby release and satisfy said mortgage.

In witness whereof the undersigned have hereunto set our signature and seal this 23rd Day of February, 1983.

W.E. Drake SEAL
Kathleen A. Drake SEAL

THE STATE of ALABAMA
JEFFERSON COUNTY

I, Guellma Dial, a Notary Public in and for said County, in said State, hereby certify that W.E. Drake & Kathleen A. Drake

whose names are signed to the foregoing conveyance and who are known to me acknowledge 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 23rd day of February, 1983.

Guellma Dial, Notary Public

NOTARY PUBLIC, JEFFERSON COUNTY
My Commission Expires May 23, 1984

Pauline Jason

to have and to hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees that all taxes or assessments which are imposed legally upon said premises, and which may be made in the payment of same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as Mortgagee's interest may appear, and to promptly deliver said policies, or any renewal 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 the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefit, 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 or assigns, additional to the debt hereby specially secured, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee or assigns for any amounts Mortgagees may have expended for taxes, assessments, and insurance, and 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 assigns, 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 or assigns 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, 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, agents or assigns, 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, by publication in some newspaper published in said County and State, sell the same in lots or parcels or en masse as Mortgagee, agents or assigns deem best, in front of the Court House door of said County, (or the division thereof) where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the 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 then be necessary to expend, in paying insurance, taxes, or other incumbrances, with interest thereon; 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 balance, if any, to be turned over to the said Mortgagor and undersigned further agree that said Mortgagee, agents or assigns may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF the undersigned

have hereunto set our signature and seal, this 9th day of November, 1977

Bradley K. Drake (SEAL)
Camille Robinson Drake (SEAL)
Martha B. Garner (SEAL)
1983 FEB 28 AM 11:34 Rec. 300
100
400

THE STATE of ALABAMA
SHELBY COUNTY

19830228000027230 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
02/28/1983 00:00:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Bradley K. Drake and wife, Camille Robinson Drake

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 9th day of November, 1977

Martha B. Garner Notary Public.

THE STATE of
COUNTY

I, a Notary Public in and for said County, in said State,
hereby certify that

whose name as 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 such 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

STATE OF ALABAMA, SHELBY CO., Notary Public

I CERTIFY THIS

1977 NOV -9 PM 1:42

MORTGAGE DEED

Mtg. 36.75
Rec. 3.00
Jud. 1.00
40.75

36.75
3.
40.75

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guarantee Division
TITLE INSURANCE - ABSTRACTS
TRUSTS
Birmingham, Alabama

TO

Return to:

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