

This instrument was prepared by

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Form 1-1-22 Rev. 1-68

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

C & R Properties, a general partnership consisting of James L. Clayton and James E. Roberts

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Louie B. Osborne, Elmer Earl Osborne, Chester Coleman Osborne, Hazel Marie Osborne Eastis and Beulah Faye Osborne Harris,

(hereinafter called "Mortgagee", whether one or more), in the sum of NINETY THREE THOUSAND TWO HUNDRED SIXTY SEVEN - - - - - Dollars (\$93,267.00), evidenced by promissory note of even date due and payable in three equal annual installments of \$31,089.00 each on June 16, 1984; June 16, 1985; and June 16, 1986, together with accrued interest of \$8,394.03 due and payable on June 16, 1984; of \$5,596.02 due and payable on June 16, 1985; and of \$2,797.91 due and payable on June 16, 1986.

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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, C & R Properties, a general partnership consisting of James L. Clayton and James E. Roberts,

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:

That part of the S1/2 of NW 1/4 of SE 1/4 of Section 5, Township 19 South, Range 1 West, which lies east of the Florida Short Route Highway (also known as U.S. Highway No. 280) as the same now exists, less and except lot sold to Louie B. Osborne described in deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 212, Page 297, as follows: Commence at the SW corner of NW 1/4 of SE 1/4, Section 5, Township 19 South, Range 1 West; thence run East along the South line of said 1/4-1/4 Section 513.23 feet; thence turn an angle of 90 degrees 20 minutes to the left and run along the East right of way line of U.S. Highway 280, 482.83 feet to the point of beginning; thence continue along the East right of way line of said highway 150.91 feet to the south line of an easement for a roadway; thence turn an angle of 96 degrees 18 minutes to the right and run along the south line of said easement a distance of 500 feet; thence turn an angle, of 90 degrees 00 minutes to the right and run a distance of 150 feet; thence turn an angle of 90 degrees 00 minutes to the right and run 483.44 feet to point of beginning; and, also, the SW 1/4 of NE 1/4 of SE 1/4 of Section 5, Township 19 South, Range 1 West. (This is a purchase money mortgage given to secure the balance of the purchase price of the above lands, conveyed to grantees by grantors by deed executed simultaneously herewith.)

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

