

This instrument was prepared by

(Name) DANIEL M. SPITLER

447

Attorney at Law

(Address) 1972 Chandalar Office Park

Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

MORTGAGE--

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Dale L. Brower and wife, Sandra B. Brower

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

Buddy Ray Simpson and wife, Margaret L. Simpson

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

of Twenty Nine Thousand Five Hundred and No/100-----Dollars
(\$ 29,500.00), evidenced by promissory note of even date herewith.

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,

Dale L. Brower and wife, Sandra B. Brower

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:

Commence at the Northeast corner of Section 2, Township 21 South, Range 1 East; thence proceed in a Westerly direction along the North boundary of said Section for a distance of 139.50 feet to a point, being the point of beginning of the parcel of land herein described; thence continue in a Westerly direction along the North boundary of said Section for a distance of 814.50 feet to a point; thence turn an angle of 90 deg. 16' 12" left and proceed in a Southerly direction, along a line parallel to the East boundary of said Section 2, for a distance of 1337.89 feet to a point, being a point on the South boundary of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 2, Township 21 South, Range 1 East; thence turn an angle of 89 deg. 52' 38" left and proceed in an Eastelry direction along the South boundary of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, for a distance of 814.50 feet to a point; thence turn an angle of 90 deg. 07' 22" left and proceed in a Northerly direction for a distance of 1335.79 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 2, Township 21 South, Range 1 East, Shelby County, Alabama. According to survey of Lewis H. King, Jr., Reg. L.S. No. 12487, dated August 1, 1983. Subject to rights of way and easements of record and a prescription ROW along Co. Hwy. #48, as shown thereon.

The proceeds of this loan have been applied on the purchase price of the property described herein, conveyed to mortgagor simultaneously herewith.

Mortgagees herein agree to release one acre of land plus a 30 foot easement to said land upon request by Mortgagors. Mortgagors shall furnish a legal description for the property to be released when they request a release of same.

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

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BOOK 52
Partial Release Note Book 52

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 to pay all taxes or assessments when imposed legally upon said premises, and should default 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

Dale L. Brower and wife, Sandra B. Brower

have hereunto set their signature s and seal, this 5th day of August, 19 83

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 AUG -8 AM 11:13

DALE L. BROWER

SANDRA B. BROWER

(SEAL)

(SEAL)

(SEAL)

(SEAL)

THE STATE of ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

My Tax 44.25
Fee 3.00
Ind 1.00
48.25

I, the undersigned

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

hereby certify that Dale L. Brower and wife, Sandra B. Brower

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 5th day of August, 19 83

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.

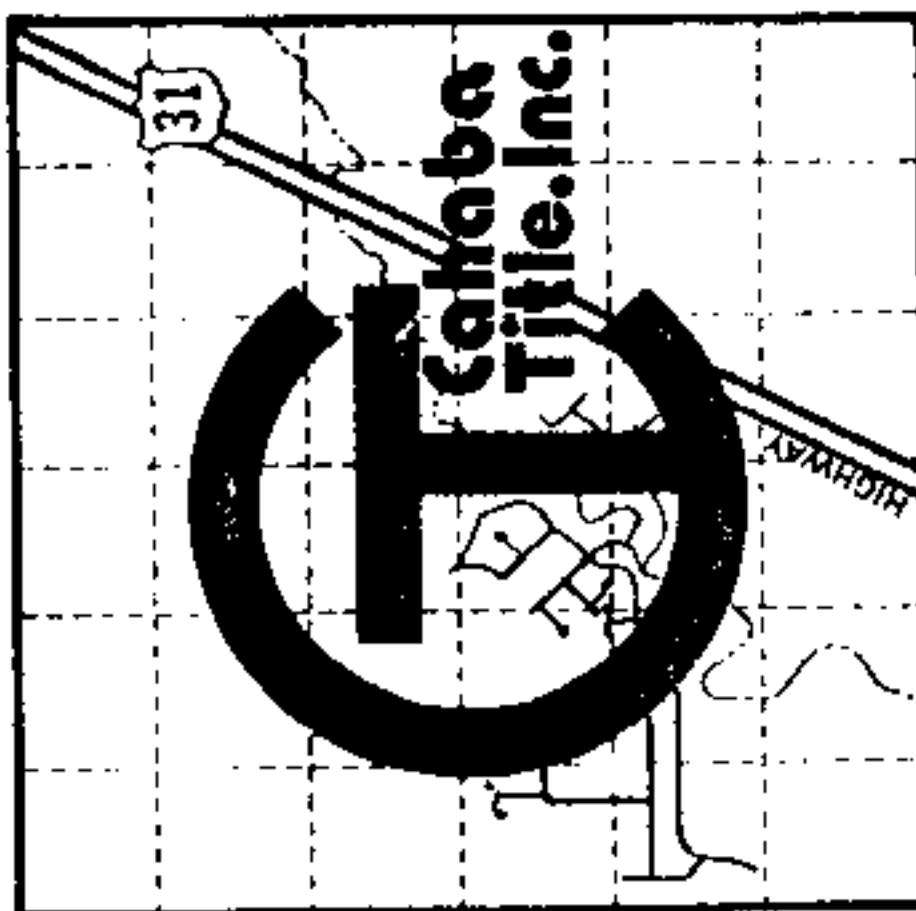
Given under my hand and official seal, this the day of, 19

Notary Public

Return to: DANIEL M. SPITLER
ATTORNEY AT LAW
1972 Chandler Office Pk.
PELHAM, ALABAMA 35124

TO

MORTGAGE DEED



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.
1970 Chandler South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation
Telephone 205-663-1130