

This instrument was prepared by

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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,

William Hugh Porter, Jr. and wife Donna Taylor Porter
(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

Lillian D. Heath, an unmarried woman

(hereinafter called "Mortgagee", whether one or more), in the sum
of Seven Thousand, One Hundred and 00/100 ----- Dollars
(\$7,100.00), evidenced by a real estate Mortgage Note of even date.

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,

William Hugh Porter, Jr. and wife, Donna Taylor Porter

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:

Commencing at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 19 South, Range 1 West, thence North along the East line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, a distance of 410.84 feet to the point of beginning. Thence from point of beginning continue along East line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 289.49 feet to a point, thence deflecting left 88 deg. 39 min. a distance of 523.08 feet to a point, thence deflecting left 91 deg. 28 min. a distance of 30 feet to a point, thence deflecting left 89 deg. 57 min. a distance of 68.4 feet to a point, thence deflecting right 56 deg. 15 min. a distance of 326.77 feet to a point, thence deflecting left 56 deg. 15 min. a distance of 274.30 feet to the point of beginning. According to the survey of Ralph R. Pippin, Reg. No. 1156 and dated 3rd August 1983.

A non-exclusive 60 ft. easement for ingress and egress shown above, the South line of said 60 ft. easement being more particularly described as follows: An easement situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the SW Quarter of the NW Quarter of Section 10, Township 19 South, Range 1 West, in Shelby County, Alabama commencing at the SE corner of the SE Quarter of the NW Quarter of Section 10; Thence north along east line of SE Quarter of the NW Quarter a distance of 410.84 ft. to a point; Thence deflecting left 90 deg. 04 min. a distance of 1012.15 feet to a point, thence deflecting right 08 deg. 53 min. a distance of 630.00 feet to the point of beginning. Said point of beginning centerline of old Dunnivant Road, from point of beginning deflecting 180 deg. 00 min. a distance of 106.8 ft. to a point; Thence deflecting left 29 deg. 52 min. a distance of 199.30 ft. to a point, thence deflecting right 12 deg. 45 min. a distance of 75.30 ft. to a point, thence deflecting left 26 deg. 58 min. a distance of 207.90 ft. to a point, thence deflecting right 37 deg. 24 min. a distance of 572.5 ft. to a point, said point being the ending of the south line of said 60 ft. easement.

Said property warranted free from all incumbrances and at any adverse claims, except as stated

P. J. Heath
Rt 1 Box 805A
Shelby Co 35094

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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

William Hugh Porter, Jr. and wife, Donna Taylor Porter

have hereunto set signature and seal, this

day of August 19 83

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

William Hugh Porter Jr. (SEAL)
Donna Taylor Porter (SEAL)
Donna Taylor Porter (SEAL)
(SEAL)

1983 AUG 22 AM 9:39

THE STATE of Alabama }
Shelby COUNTY }

MTA TAX 10.65
Rec 3.00
Ind 1.00
14.65

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Hugh Porter, Jr. and wife, Donna Taylor Porter

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 20th day of August 1983
Finice A. Dejeu 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

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Return to:

TO

MORTGAGE DEED

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