

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-22 Rev. 1-56

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY of Shelby

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Johnny M. Howard and wife, Sara Nell Howard

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

✓ Willard E. Holcombe and wife, Bennie Holcombe

(hereinafter called "Mortgagee", whether one or more), in the sum of Seventeen thousand and no/100 ----- Dollars (\$17,000.00), evidenced by promissory note of this date in like amount bearing interest at the rate of 7% per annum payable in monthly installments of \$350.00 each, the first of said installments being due and payable thirty days after the execution of this mortgage and monthly thereafter until said sum is paid in full.

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,

Johnny M. Howard and wife, Sara Nell Howard

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:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by mortgagors for the purpose of identification.

THIS IS A PURCHASE MONEY MORTGAGE.

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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

Johnny M. Howard and wife, Sara Nell Howard

have hereunto set OUR signatureS and seal, this 30 day of September, 19 83

*Johnny M. Howard* (SEAL)  
Johnny M. Howard

*Sara Nell Howard* (SEAL)  
Sara Nell Howard

..... (SEAL)

THE STATE of Alabama }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny M. Howard and wife, Sara Nell Howard

are  
whose name S / 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 30 day of September, 19 83  
*Dorothy Jackson* 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

TO  
MORTGAGE DEED

THIS FORM FROM  
The Insurance Corporation  
Title Guaranty Division  
INSURANCE -- ABSTRACTS  
Birmingham, Alabama

Exhibit "A"

Parcel One:

Commence at the SE corner of Section 24, Township 21 South, Range 1 West; thence run West along the South boundary line of said Section 24, a distance of 667.43 feet to a point at the SW corner of the E 1/2 of SE 1/4 of SE 1/4 of said Section 24; thence turn an angle of 90 deg. 53 min. 00 sec. to the right and run North along the West boundary line of said E 1/2 of SE 1/4 of SE 1/4 and along the West boundary line of the E 1/2 of NE 1/4 of SE 1/4 of said Section 24, a distance of 996.95 feet to the point of beginning; thence continue in the same direction and along the same line a distance of 996.95 feet to a point at the NE corner of the W 1/2 of NE 1/4 of SE 1/4 of said Section 24; thence turn an angle of 91 deg. 16 min. 11 sec. to the left and run West along the North boundary line of said W 1/2 of NE 1/4 of SE 1/4 a distance of 662.20 feet to a point; thence turn an angle 88 deg. 36 min. 52 sec. to the left and run South along the West boundary line of said W 1/2 of NE 1/4 of SE 1/4 a distance of 995.31 feet to a point; thence turn an angle of 91 deg. 14 min. 26 sec. to the left and run Easterly a distance of 664.17 feet to the point of beginning. Said tract of land is lying in the W 1/2 of NE 1/4 of SE 1/4 of Section 24, Township 21 South, Range 1 West and contains 15.2 acres.

Parcel Two:

An easement 50 ft. in width over and along the hereinafter described property: Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed for the purpose of identification by grantors; for ingress and egress in favor of grantees, their heirs, successors and assigns forever to and from the property owned by grantors described in Deed Book 257, page 107, in the Probate Records of Shelby County, Alabama. Subject to the right of George Holcombe and wife, Mildred Holcombe, their heirs, successors and assigns, to use said road for ingress and egress.

SIGNED FOR IDENTIFICATION:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 SEP 30 AM 11:56  
J. Thomas G. Shanderson, Jr.  
CLERK OF PROBATE

Mtg TAX 25.50  
Rec 4.50  
Jud 1.00  
31.00

Johnny M. Howard  
Johnny M. Howard, Mortgagor

Sara Nell Howard  
Sara Nell Howard, Mortgagor