

This instrument was prepared by

780

(Name) COURTNEY H. MASON, JR.

(Address) ALABASTER, ALABAMA 35007



Jefferson Land Title Services Co., Inc.

315 21ST NORTH • P. O. BOX 10481 • PHONE (205) 378-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

MORTGAGE—

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

JOSEPH T. ADAMS AND WIFE, GLADYS R. ADAMS

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

ERNEST A. JOSEPH AND JOE J. JOSEPH

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

of FORTY-FIVE THOUSAND AND NO/100TH----- Dollars
(\$45,000.00-----), evidenced by ONE PROMISSORY NOTE OF \$5,000.00 AND ONE PROMISSORY NOTE OF
\$40,000.00, BOTH DATED FEBRUARY 15, 1984.

BOOK 443 PAGE 630

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,

JOSEPH T. ADAMS AND WIFE, GLADYS R. ADAMS

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:

SEE ATTACHED LEGAL DESCRIPTION

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

BOOK 443 PAGE 631

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

JOSEPH T. ADAMS AND WIFE, GLADYS R. ADAMS

have hereunto set THEIR signature S and seal, this 15TH day of FEBRUARY, 19 84

Joseph T. Adams (SEAL)
JOSEPH T. ADAMS
Gladys R. Adams (SEAL)
GLADYS R. ADAMS
(SEAL)
(SEAL)

THE STATE of ALABAMA }
SHELBY }
COUNTY }

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JOSEPH T. ADAMS AND WIFE, GLADYS R. ADAMS

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 15TH day of FEBRUARY, 19 84

John V. [Signature]
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:

TO

MORTGAGE DEED

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

EXHIBIT "A"

Ad parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, being more particularly described as follows: Commence at the Southwest corner of SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24, Range 12 East and run South 88 deg. 34 min. East 349.32 to the point of beginning of the lot herein described; from said point of beginning run North 8 deg. 53 min. West 296.0 feet to the South right-of-way line of Highway No. 25; run thence South 72 deg. 39 min. West along said Highway right-of-way 201.0 feet to the East line of the L. A. Battle property; run thence South 10 deg. 24 min. East along the East line of L. A. Battle property 260.33 feet; run thence North 87 deg. 45 min. East 29.70 feet; run thence South 6 deg. East 130.5 feet; run thence North 87 deg. 05 min. East along a fence 227.5 feet; run thence North along a fence 172 feet; run thence South 74 deg. 20 min. West 83 feet to the point of beginning.

LESS AND EXCEPT

A parcel of land located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South 88 deg. 34 min. East along the South $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 349.32 feet; thence turn left 100 deg. 19 min. a distance of 97.05 feet to the point of beginning; thence continue last course a distance of 198.95 feet to the Southeasterly right-of-way of Highway #25; thence turn left 98 deg. 28 feet along said right-of-way a distance of 106.13 feet; thence turn left 89 deg. 09 min. 40 sec. a distance of 184.96 feet; thence turn left 82 deg. 22 min. 20 sec. a distance of 80.42 feet to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALABAMA
1 CEN
REGISTERED

1984 FEB 17 AM 3:12

F. R. ...
W. R. ...

Intg. Tax - 6750

Rec 450

Ind. 100

7300