

(Name) ⁹²³ Robert E. Patterson, Attorney at Law

(Address) 2220 Highland Avenue South, Birmingham, AL 35205

Form 1-1-22 Rev. 1-66

MORTGAGE-LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY Jefferson

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

John C. Montgomery et ux, Janet A. Montgomery

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

Joe M. Forstman et ux, Bettie T. Forstman

(hereinafter called "Mortgagee", whether one or more), in the sum
of Twelve thousand two hundred fifty and 00/100 Dollars
(\$ 12,250.00), evidenced by

A mortgage note executed simultaneously 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,

Joe M. Forstman and et ux, Bettie T. Forstman

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:

Part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the southeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said section, run in a westerly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 8.6 feet, thence turn an angle to the right of 98° 43' and run along the west right-of-way line of Alabama Highway #119 for a distance of 244.00 feet, thence turn an angle to the left of 98° 43' and run in a westerly direction for a distance of 651.40 feet, thence turn an angle to the right of 76° 06' and run in a northwesterly direction for a distance of 209.03 feet, thence turn an angle to the right of 102° 46' 30" and run in an easterly direction for a distance of 303.49 feet, thence turn an angle to the left of 91° 00' and run in a northerly direction for a distance of 200 feet; thence turn an angle to the right of 91° 00' and run in an easterly direction for a distance of 465.04 feet more or less, to a point on the westerly right-of-way line of Alabama Highway #119 being the point of beginning; thence turn an angle to the right of 180° and run in a westerly direction for a distance of 220 feet; thence turn an angle to the left of 90° 00' and run in a southerly direction for a distance of 100 feet; thence turn an angle to the left of 90° 00' and run in an easterly direction for a distance of 209.28 feet, more or less, to a point on a curve on the westerly right-of-way line of Alabama Highway #119; thence turn an angle to the left and in a northerly direction along said westerly right-of-way line of said Alabama Highway #119 for a distance of 100 feet, more or less, to the point of beginning.

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

John C. Montgomery and et ux, Janet A. Montgomery

have hereunto set their signature S and seal, this 21st day of February, 1984

John C. Montgomery (SEAL)
John C. Montgomery
Janet A. Montgomery (SEAL)
Janet A. Montgomery (SEAL)
_____ (SEAL)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
22.45 1984 FEB 23 AM 8:43

THE STATE of *Alabama* }
Jefferson }
COUNTY

I, the undersigned, _____, a Notary Public in and for said County, in said State, hereby certify that John C. Montgomery and et ux, Janet A. Montgomery

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 21st day of February, 1984
Robert E. Patterson 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

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