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This Instrument Prepared By  
Velma Payne  
Community Development Office  
Alabaster, Alabama 35007

P.O. Box 277

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS

~~Mildred Walker~~

(hereinafter called "Mortgagors", whether one or more) are justly indebted to THE CITY OF ALABASTER, ALABAMA (hereinafter called "Mortgagee") in the sum of Thirteen Thousand One hundred fifteen and 50/100 Dollars (\$ 13,115.50 M.E.W.)

evidenced by one REAL ESTATE MORTGAGE NOTE, NO INTEREST DEFERRED PAYMENT LOAN, 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, Mildred Walker

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee, the following described real estate, situated in the City of Alabaster, Shelby County, State of

Alabama, to wit:

A parcel of land lying in the SE $\frac{1}{4}$ ; Section 1; T21S; R3W, and more particularly described as follows:

Starting at the northwest corner of the said SE $\frac{1}{4}$ ; NW $\frac{1}{4}$ ; Sec. 1; T21S; R2W run southerly along the west boundary line of said SE $\frac{1}{4}$ ; NW $\frac{1}{4}$  a distance of 207.1 feet to an iron marker in a drive on the south R/W line of Viceville Road. Thence turn 27 degrees-03 minutes to the left and run southeasterly 32.7 feet to an iron marker, the point of beginning. Thence turn 50 degrees-11 minutes to the left and run southeasterly 93.0 feet to an iron marker. Thence turn 81 degrees-29 minutes left and run northeasterly 46.2 feet to a point. Thence turn 25 degrees-12 minutes right and run northeasterly 69.7 feet to an iron marker at the west end of a driveway drainage pipe on the said south R/W line of said Viceville Road. Thence run southwesterly along said south R/W line of said Viceville Road, along a curve to the left, 169.0 feet to an iron marker on the east side of said drive. Thence run southeasterly 37.3 feet to the point of beginning.

Said parcel of land lies in the said SE $\frac{1}{4}$ ; NW $\frac{1}{4}$  Sec. 1; T21S; R3W and contains 0.22 acres, more or less.

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

TO HAVE AND TO HOLD the above granted property unto the said Mortgagees, Mortgagees' successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agree to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said Mortgagees may at Mortgagees' 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 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 specifically 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.

It is agreed between the Mortgagor and Mortgagee that this mortgage shall not be subject to foreclosure as hereinafter provided during the lifetime of the Mortgagor, except in any of the following instances:

- (1) Sale or transfer of the property herein covered, or any part thereof without the written consent of the Mortgagee; or
- (2) By reason of untruthful, false, fictitious or fraudulent statements or representation given knowingly and willfully by the payor in order to qualify for this LOAN with respect to the household income eligibility limits set forth under the Alabaster Housing Rehabilitation Assistance Program; or
- (3) In the event that the payor does not maintain the real estate in a reasonable condition in accordance with the Housing Code of the City of Alabaster and the payor cannot demonstrate to the satisfaction of the City of Alabaster that the payor does not have the financial capacity to perform such maintenance.

In the event of any of the above stated instances, then all sums due herein shall immediately become due and payable and the Mortgagee shall have the right to exercise foreclosure as hereinafter provided.

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 is 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 or said Mortgagee or assigns in said property become endangered by reason of the enforcement of any prior lien or encumbrance 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 (21) days' notice, by publishing once a week for three (3) 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

have hereunto set signature and seal this the 30th day of  
November, 1983.

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

1984 MAR -1 PM 12:51

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

*Mildred E. Halter* (SEAL)

(SEAL)

*Doc H. 50*  
*Ind 1.00*  
*5.50* (SEAL)

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

whose name is signed to the foregoing conveyance, and who known to me acknowledged before me on this day, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day of November, 1983.

*Theresa Ruth Payne*  
Notary Public

My Commission expires 6/24/87