

This instrument was prepared by

(Name) Daniel M. Spitler
 Attorney at Law
 (Address) 108 Chandalar Drive
 Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

MORTGAGE-

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Glen C. Austin and wife, Lydia H. Austin

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

William A. Singleton and wife, Jeanette Singleton,

(hereinafter called "Mortgagee", whether one or more), in the sum
 of Four Thousand and no/100-----Dollars
 (\$ 4,000.00----), evidenced by promissory note 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, Glen C. Austin and wife,

Lydia H. Austin

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:

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East described as follows: Commence at the Southwest corner of Section 1, Township 21 South, Range 1 East and run North 75 deg. 27 min. West a distance of 2021.80 feet to a point on the East right of way line of Shelby County Highway No. 61 for point of beginning of the lot herein described, thence turn an angle of 56 deg. 43 min. to the left and run along the East right of way line of said highway a distance of 100 feet; thence turn an angle of 90 deg. to left and run a distance of 183.70 feet; thence turn an angle of 90 deg. to the left and run a distance of 100 feet; thence turn an angle of 90 deg. to the left and run a distance of 183.70 feet to the point of beginning; being situated in Shelby County, Alabama.

The proceeds of this loan have been applied on the purchase price of the property described herein, conveyed to mortgagor simultaneously herewith.

SUBJECT TO:

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

All easements and rights of ways of record.

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

BOOK 451 PAGE 659

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

STATE OF ALA. SHELBY CO. 6
have hereunto set their signatures and seal, this 29th day of June, 1984
1984 JUL -3 AM 8:52 Mtg tax 600
Rec 500
Ind. 100
1200
GLEN C. AUSTIN (SEAL)
Lydia H. Austin (SEAL)
JUDGE OF THE COURT (SEAL)

THE STATE of ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glen C. Austin and wife, Lydia H. Austin

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 29th day of June, 1984
Notary Public.

THE STATE of
COUNTY }

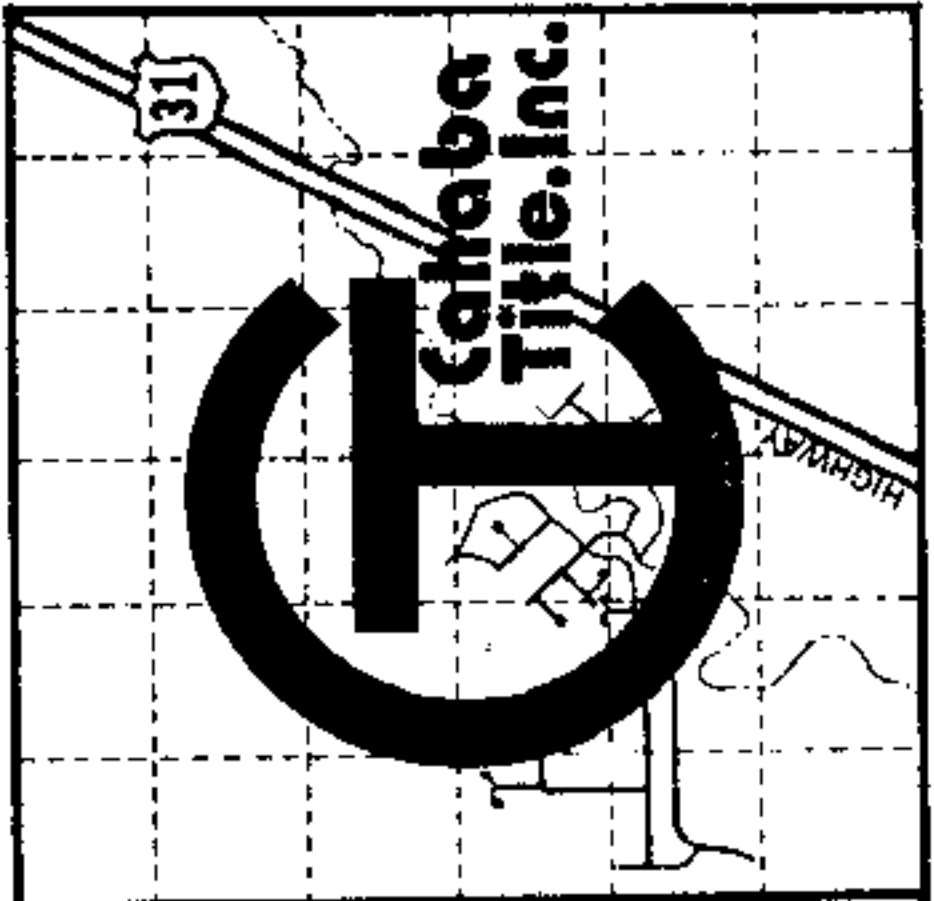
I, a Notary Public in and for said County, in said State, hereby certify that

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
Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124
Representing St. Paul Title Insurance Corporation
Telephone 205-663-1130