This instrument was prepared by

(Name)

James R. Moncus, Jr., Attorney
1329 Brown Marx Tower

(AddressBirmingham, Al. 35203

Jefferson Land Fille Pervices Co., Inc.

AGENTS FOR Mississippi Palley Title Insurance Company

MORTGAGE-

STATE OF ALABAMA

Shelby . COUNTY KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Curtis Brown and his wife, Jo Ann Brown

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to James R. Moncus, Jr.

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

Three thousand six hundred thirty-three and 10/100

Dollars

3,633.10), evidenced by

a real estate mortgage note which was executed simultaneously

herewith

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800K And Whereaz, 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,

Curtis Brown and his wife, Jo Ann Brown

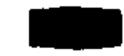
and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described County, State of Alabama, to-wit: real estate, situated in Shelby

A parcel of land containing 0.65 acres in the NW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 East, Shelby County Alabama, described as follows: Commence at the Southwest corner of the NW 1/4 of the NE 1/4 of said Section 1, thence run north along the west 1/4-1/4 line a distance of 635.82 feet to the point of beginning. Thence continue last course a distance of 135.0 feet, thence turn right 89 degrees 25' 44" and run easterly a distance of 210.0 feet, thence turn right 90 degrees 34' 16" and run south a distance of 135.0 feet, thence turn right 89 degrees 25' 44" and run westerly a distance of 210.0 feet to the point of beginning.

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

Port ALA-35







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 the therefor; and un-	at said Mortgagee, agents dersigned further agree to in Chancery, should the	or assigns may be pay a reasonable	bid at said sale and attorney's fee to s	d purchase said pr said Mortgagee or	roperty, if the highest bidder assigns, for the foreclosure
_	S WHEREOF the undersign	zneđ			
D '	C	Curtis Brown a	md his wife .	Jo Ann Brown	
Have hereunto se	et our signature S	and seal, this	CURTIS BRO	The state of the s	, 19 84 (SEAL) (SEAL) (SEAL)
THE STATE of Jeffer	COL	INTY		· · · · · · · · · · · · · · · · · · ·	
that being inform	the undersigned to the foregoing of the contents of the my hand and official seal to	onveyance, and who conveyance they	fe, Jo Ann Br o are know	own vn to me acknowl	edged before me on this day, the day the same bears date. 19 84 Notary Public.
THE STATE of		•	A TURE		
I, hereby certify the		INTY	, a Notar	Public in and fo	or said County, in said State,
for and as the act	signed to the foregoing of the contents of such contents of such contents of such contents of such contents of said corporation. my hand and official seal,	nveyance, he, as s	ho is known to much officer and wit	e, acknowledged land the full authority, e	before me, on this day that, executed the same voluntarily , 19
JAMES R. MONCUS, JR. ATTORNEY AT LAW LESS ERROWN MARX TOWER ERRINGHAM, AL 35203	TO GAGE DEED	1984 SEP	-4 AM II: 07 ECORDING I		form furnished by **Sille Pervices & Co., Suc. 10 x 18481 ** FHONE 12081-328-8020 AM. ALABAMA 38201 **Collegents for

Deed Tax