

This instrument was prepared by

(Name) Jane M. Martin Asst. V. P. Loan Admn. ✓ Shelby State Bank

(Address) P. O. Box 216 Pelham, Alabama 35124

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Charles W. Hinds and wife, Marilyn L. Hinds and  
Bobby L. Hinds, a married man

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Shelby State Bank, an Alabama Banking Corporation

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

of Thirty Thousand Two Hundred Eleven and 60/100-----  
(\$ 30,211.60 ), evidenced by their note of even date

Dollars

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, Charles W. Hinds and wife, Marilyn L. Hinds, and Bobby L. Hinds, a married man

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 parcel of land located in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 23; thence in an Easterly direction, along the North line of said Section 23, a distance of 1698.84 feet to the Point of beginning; thence continue along last described course, along said North line, a distance of 96.08 feet to a point on the Southwest bank of Buck Creek; thence 15 deg. 04 min. 58 sec. right, in a Southeasterly direction, a distance of 90.09 feet to a point on the Southwest bank of said Buck Creek; thence 11 deg. 47 min. 10 sec. right, in a Southeasterly direction, a distance of 98.21 feet to a point on the Southerly bank of said Buck Creek; thence 25 deg. 30 min. 46 sec. left, in an Easterly direction, a distance of 250.13 feet to a point on the Southerly bank of said Buck Creek; thence 88 deg. 15 min. 01 sec. right, in a Southerly direction, a distance of 609.82 feet to a point; said point being the point of beginning of the property herein conveyed; thence continue along last described course and along the East property line of the Jason Wayne Hinds and Richard A. Hinds trust property a distance of 210 feet to a point on the Northerly right-of-way line of Shelby County Highway 52; thence run in a Northeasterly direction along the North right-of-way line of said Highway 52 a distance of 210 feet; thence run North, parallel to the East line of said Jason Wayne Hinds and Richard A. Hinds trust property a distance of 210 feet to a point; thence run in a Westerly direction, parallel to the North line of said right-of-way of Shelby County Highway 52 a distance of 210 feet to the point of beginning.

Grantors reserve first option to repurchase said property at same price, plus improvements, or give consent for same to be sold.

This mortgage is given for the purpose of correcting that certain mortgage dated November 18, 1983, and recorded in Mortgage Book 439 Page 680, in the Probate Office of Shelby County, Alabama.

This is a First Mortgage

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 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 Charles W. Hinds and wife, Marilyn L. Hinds and Bobby L. Hinds, a married man

have hereunto set their signatures and seal, this 31st day of August, 1984

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 SEP 27 AM 10:15  
Corrected  
Rec. 500  
Ind 200  
700

Charles W. Hinds (SEAL)  
Marilyn L. Hinds (SEAL)  
Bobby L. Hinds (SEAL)  
Bobby L. Hinds (SEAL)

THE STATE of Alabama }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Hinds and wife, Marilyn L. Hinds, and Bobby L. Hinds a married man

whose names assigned 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 1984  
MY COMMISSION EXPIRES MAY 26, 1985

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:

Shelby State Bank  
P. O. Box 216  
Pelham, Alabama 35124

TO

MORTGAGE DEED

THIS FORM FROM  
Lawyers Title Insurance Corporation  
Title Guarantee Division  
TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama