This instru	ment was prepared by		<i>α</i> ו 0 ‡(•		Bo A1 35124	
(Name) Erline Mayhew		15	1543		Pelham, A1. 35124	
Form TICO	R 6000 1-84		14-mq	**************************************	*****	
	E—TICOR TITLE INSU ALABAMA SHELBY		EN BY THESE PR	ESENTS: That Whereas,		
	R	AYMOND P. DAVIS A	ND WIFE JANE	W. DAVIS		
			HAM JR. AND W	IFE EMMA DELL BRIS		
~-		oy One promissory			Dollars	
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		•				
				•		

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,

RAYMOND P. DAVIS AND WIFE JANE W. DAVIS

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:

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THE NEW OF NWW OF SECTION 12, TOWNSHIP 24, RANGE 14 EAST, situated in the

SHELBY COUNTY, ALABAMA.

Mortgagors shall have the right to prepay at any time, all or any part of the above indebtedness without penalty, but paying such amount of prepayment plus the accrued interest as of such prepayment date.

PURCHASE MONEY MORTGAGE

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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 successom, 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 priof 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 Mortgages, 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

	RAYMOND P. DAVIS	AND WIFE JANE W. DAVI	.s
have hereuntd set THETR sign		29th day of January	Q 19 85
I CERTIE Y AND INSTRUMENT WAS FILE	114 tu - 2400	Raymond P. Davis	(SEAL)
1985 JAN 30 PM 1:	_	Jame W. Davis	Janes (SEAL)
	300	<u> </u>	(SEAL)
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THE STATE OF ALABAMA SHELBY	COUNTY		
_ 77	B. Mayhew YMOND P. DAVIS AND W		and for said County, in said State,
S. OBLICIA			Ţ. <u></u>
Given under my hand and of	ents of the conveyance THE	day of January	y on the day the same bears data. 19 85 Mayhew Notary Public.
THE STATE of	}		
Ĭ,	COUNTY }	, a Notary Public in	and for said County, in said State,
hereby certify that	•		ru [*]
whose name as a corporation, is signed to the being informed of the contents for and as the act of said corpor	of such conveyance, he, as	who is known to me, acknowle such officer and with full autho	dged before me, on this day that, ority, executed the same voluntarily
Given under my hand and o		day of	, 1 9
		B-4	Notary Public
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TICOR TITLE INSURAN
413 21st Street North, Birmingham, Alabama