

THIS INSTRUMENT PREPARED BY:

NAME: James F. Burford, III  
ADDRESS: Suite 2900, 300 Vestavia Office Park  
Birmingham, Alabama 35216  
MORTGAGE - ALABAMA TITLE CO., INC., Birmingham, Alabama

State of Alabama

SHELBY COUNTY

Know All Men By These Presents, that whereas the undersigned JESSE R. TAYLOR, III  
justly indebted to Mildred Florey Blackerby  
in the sum of Seventy Nine Thousand One Hundred Fifty and 00/100 Dollars (\$79,150.00)  
evidenced by the promissory note bearing even date herewith

and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when  
the same falls due,

Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at  
maturity, the undersigned, Jesse R. Taylor, III

do, or does, hereby grant, bargain, sell and convey unto the said Mildred Florey Blackerby  
(hereinafter called Mortgagee) the following described real property situated in

Shelby County, Alabama, to-wit:

From the NW corner of the South one-half of Section 30, Township 19 South, Range 3 East,  
being the point of beginning; run thence east along the north boundary of said south  
one-half for a distance of 2333.10 feet; thence turn 90 deg. 22 min. 23 sec. right and  
run 991.77 feet; thence turn 90 deg. 23 min. 45 sec. left and run 2089.56; thence turn  
147 deg. 45 min. 22 sec. right and run 844.13 feet along the bank of the Coosa River;  
thence turn 32 deg. 14 min. 13 sec. right and run 3708.41 feet to a point on the west  
boundary of said Section 30; thence turn 90 deg. 13 min. 03 sec. right and run 1443.57  
feet to the point of beginning.

ALSO, begin at the NE corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 25, Township 19 South,  
Range 2 East and run west along the north boundary of said NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  1329.96  
feet to the NW corner of said NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence turn 89 deg. 46 min. 30 sec. left  
and run 1343.32 feet; thence turn 90 deg. 12 min. 50 sec. left and run 1329.86 feet;  
thence turn 89 deg. 46 min. 57 sec. left and run 1343.57 feet to the point of beginning;  
being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1985 and thereafter. (2) Right of Way granted to  
Shelby County by instrument recorded in Deed Book 149 Page 316 in Probate Office.  
(3) Title to all minerals within and underlying the premises, together with all mining  
rights and other rights, privileges and immunities relating thereto, including rights  
conveyed in Deed Book 327, Page 556 (Oil and Gas Lease) in Probate Office. (4) Flood  
right of Alabama Power Company as set out in Case NO. CA-66-769 in the Probate Office  
of Shelby County.

This is a purchase money mortgage.

Said property is warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the above granted premises unto the said Mortgagee forever; and for the purpose of further securing  
the payment of said indebtedness, the undersigned, agrees to pay all taxes, or assessments, when legally imposed upon said premises,  
and should default be made in the payment of same, said Mortgagee has the option of paying off the same; and to further secure said  
indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning  
and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said  
Mortgagee, as the interest of said Mortgagee may appear, and promptly to deliver said policies, or any renewals 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 said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee, the policy, if  
collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, as-  
sessments or insurance, shall become a debt to said Mortgagee, additional to the debt hereby specially secured, and shall be covered  
by this mortgage, and bear interest from the date of payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee for any amounts Mort-  
gagee may have expended for taxes, assessments and insurance, and the 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 should said indebtedness hereby secured, or any  
part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagee in said property become in-  
dangered by reason of the enforcement of any prior lien or incumbrance thereon, so as to endanger the debt hereby secured, or if any  
statement of lien is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form  
and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the lien on  
which such statement is based, 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 Mort-  
gagee 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, in some newspaper pub-  
lished in said County and State, to sell the same in lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court  
House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said 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 be necessary then to expended in payment of taxes, or other incumbrances, with interest there-

on. 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 remainder, if any, to be turned over to the said Mortgagor; and the undersigned, further agree that said Mortgagee may bid at said sale and purchase said property, if the highest bidder therefor, as though a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and empowered to execute a deed to the purchaser thereof in the name of the Mortgagor by such auctioneer as agent, or attorney in fact, and undersigned further agree to pay a reasonable attorney's fee to said Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereto secured.

It is expressly understood that the word "Mortgagee" wherever used in this mortgage refers to the person, or to the persons, or to the corporation named as grantee or grantees in the granting clause herein.

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agents and assigns of said Mortgagee, if a corporation.

IN WITNESS WHEREOF, we have hereunto set our hands and seals

on this the 26 day of February

19 85

WITNESSES:

*Jesse R. Taylor, III* (Seal)  
JESSE R. TAYLOR, III

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

STATE OF ALABAMA

*Jfferm*

County

General Acknowledgement

I, the undersigned,

, a Notary Public in and for said County in said State,

hereby certify that Jesse R. Taylor, III

whose name 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 the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of February

*G. T. Bump*



STATE OF  
COUNTY OF

Corporate Acknowledgement

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name as \_\_\_\_\_ President 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 the 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

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

1985 MAR -4 AM 9:03

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

RECORDING FEES

Mortgage Tax	\$ 118.80
Deed Tax	
Mineral Tax	
Recording Fee	5.00
Index Fee	1.00
TOTAL	\$ 124.80

This Form Furnished By  
ALABAMA TITLE CO., INC.  
615 North 21st Street  
Birmingham, Alabama

MORTGAGE

TO

TURN TO

BOOK 019 PAGE 683

BOOK 019 PAGE 683