

This instrument was prepared by Mickey L. Johnson

This Form furnished by

**Cahaba Title. Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

(Name) All information used in the preparation of this document was furnished by grantees and no representations are made as to its accuracy.



**MORTGAGE**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Paul Martin Roberson, and wife, Ruby Kathleen Roberson

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

William T. Bailey and wife Bobbie J. Bailey, and daughter, Elizabeth Marie Bailey,  
(as guardian)

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

of Seven Thousand and no/100  
(\$ 7,000.00 ), evidenced by

A promissory note

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,

Paul Martin Roberson, and wife, Ruby Kathleen Roberson

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:

Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 23, Township 21, South Range 3 West, Shelby County, Alabama, thence run Southerly along the East line of said quarter-quarter a distance of 380.0' to a point, thence turn an angle of 91 deg. 30 min. 39 seconds to the Right and run Westerly parallel with the North line of said quarter-quarter a distance of 521.60' to the point of beginning of the property being described, thence continue along last described course 545.0' to a point in the centerline of a paved public road, thence turn 90 deg. 0 min. to the left and run southerly a distance of 150.0' to a point, thence turn 90 deg. 0 min. to the left and run Easterly a distance of 545.0' to a point, thence turn 90 deg. 0 min. to the left and run northerly 150.0' to the point of beginning, less and except the right of way of the said paved public road. Said property is subject to any and all agreements of probated record.

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; 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 Mortgagee 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

Paul Martin Roberson and wife,  
Ruby Kathleen Roberson

have hereunto set their signatures and seal, this 5th day of May, 1984

Mortgage Tax 10.50  
Sec 5.00  
Jud 2.00  
17.50

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

1985 MAR 14 PM 3:20

Paul Martin Roberson (SEAL)  
Ruby Kathleen Roberson (SEAL)  
(SEAL)  
(SEAL)

THE STATE of Alabama JUDGE OF THE PEACE  
Shelby COUNTY

Sherry L. Leemon, a Notary Public in and for said County, in said State,  
hereby certify that Paul Martin Roberson and wife, Ruby Kathleen Roberson

where said are parties to the foregoing conveyance, and who have 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 5th

day of May, 1984  
Sherry L. Leemon Notary Public.

THE STATE OF

My Commission Expires July 17, 1984

COUNTY

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

I, 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.

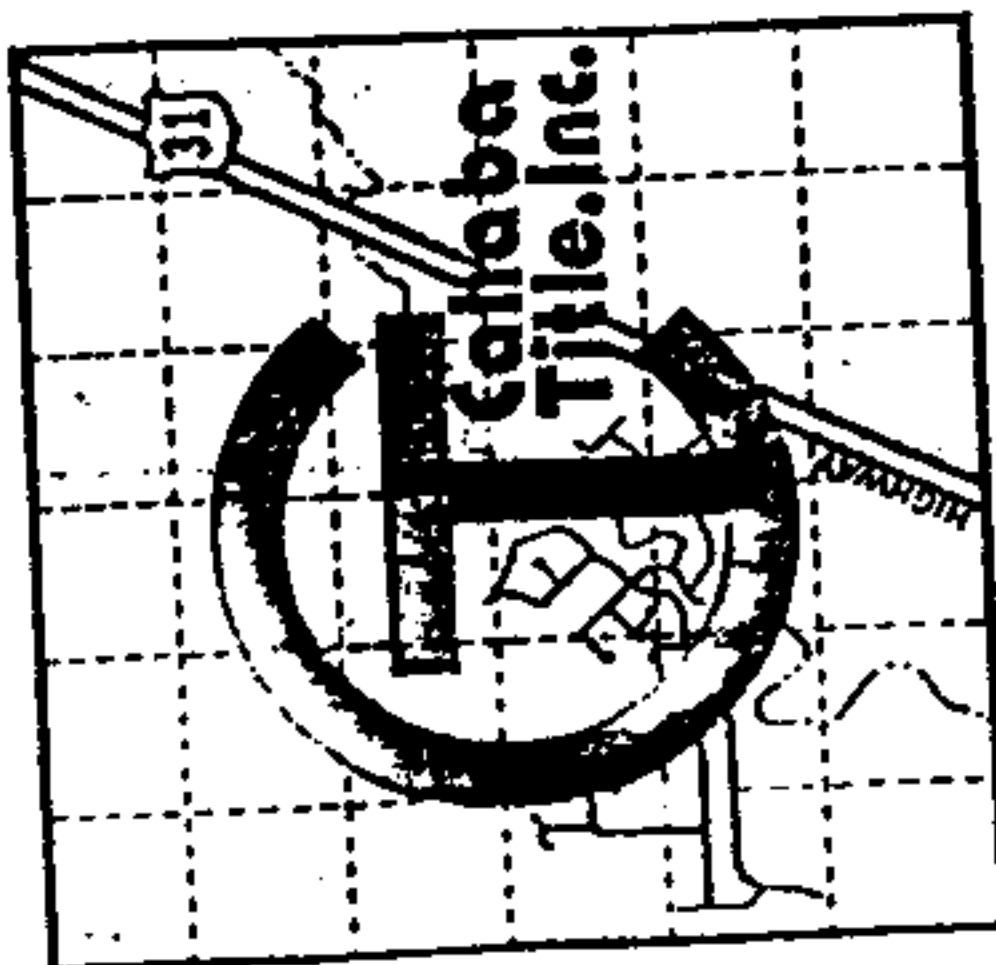
Given under my hand and official seal, this the

day of

, 19

Notary Public

MORTGAGE DEED



Recording Fee \$  
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

1970 Chandler South Office Park

Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation