

This instrument was prepared by

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(Name) Jane M. Martin, Asst. V. P. Loan Adm.

(Address) Shelby State Bank, P. O. Box 216, Pelham, Al. 35124

Form 1-1-22 Rev. 1-44

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Carl E. Love, an unmarried 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 -----Sixty-two Thousand Eighty Hundred Twenty-five and 29/100-----Dollars (\$ 62,825.29), evidenced by his note of even date

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BOOK

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, Carl E. Love, an unmarried 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:

PARCEL 1:

Part of Lots 40 and 41 in the town of Montevallo, Alabama and being more particularly described as follows: Commence at the intersection of the southerly line of Broad Street and the easterly line of Shelby Street; thence northeast along said southerly line of Broad Street 44 feet to the point of beginning; thence northeast along said line 51 feet; thence southeast 109 feet; thence southwest 51 feet; thence northwest and perpendicular to Broad or Main Street 109 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL 11:

Beginning at a point on the Northwest side of the Montevallo-Wilton public road where the Easternmost corner of the V. C. Hubbard Lot intersects said road and run in a Northwesterly direction along the North line of said V. C. Hubbard Lot 175 feet to a point; thence run in a Northeasterly direction parallel with the said Northwest right of way line 110 feet to a point; thence run in a Southeasterly direction 175 feet to the said Northwest right of way line; thence run in a Southwesterly direction along the said right of way line 120 feet to the point of beginning, lying North and West of and adjacent to the Montevallo-Wilton Public Road (Ala. Highway No. 25) in the SW 1/4 of the NW 1/4, Section 9, Township 24, Range 12 East, Shelby County, Alabama.

This is a first mortgage

Shelby Bank

Said property is warranted free from all incumbrances and any adverse claims, except as stated

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

Carl E. Love, an unmarried man

have hereunto set my signature and seal, this 13th day of May, 1985
STATE OF ALA. SHELBY CO. *Carl E. Love* - 94 34
I CERTIFY THIS 5 00
INSTRUMENT WAS FILED 1 00
1985 MAY 15 AM 9:03 100.34
(SEAL)
(SEAL)
(SEAL)
(SEAL)

THE STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority hereby certify that Carl E. Love, an unmarried man, a Notary Public in and for said County, in said State, 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 he executed the same voluntarily on the 13th day of May, 1985. Given under my hand and official seal this 13th day of May, 1985. My COMMISSION EXPIRES MAY 26, 1995. *James P. ...* Notary Public.

THE STATE of _____ COUNTY }
I, _____, a Notary Public in and for said County, in said State,

hereby certify that _____ of _____ whose name as _____ 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:
Carl E. Love
TO
Shelby State Bank
P. O. Box 216
Pelham, Ala. 35124

MORTGAGE DEED

THIS FORM FROM
Loyers Title Insurance Corporation
Title Guaranty Division
TITLE INSURANCE - ABSTRACTS
Birmingham, Alabama