

This instrument was prepared by

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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,

George Michael Ellis and wife Cynthia Smitherman Ellis  
(hereinafter called "Mortgagors", whether one or more) are justly indebted, to

J. B. Wilson, Jr. and wife Shirley Jean Babbs Wilson

of Fifty Thousand  
(\$50,000.00), evidenced by Real Estate Mortgage Note of same date.

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

909  
And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

033  
NOW THEREFORE, in consideration of the premises, said Mortgagors, George Michael Ellis and wife  
Cynthia Smitherman Ellis

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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:

Lot #1 in block 1, of first addition to Fall Acres Subdivision, in Map Book 4, page 77 in the Probate Office of Shelby County, Alabama, situated in and being a part of the South 1/2 of the SW 1/4 of the NW 1/4 of Sec. 2, Twp 21 South, R-3 West, Shelby County, Alabama.

Subject to restrictions of record, as follows: "All lots are for residential purposes only, and dwellings shall have a minimum of 1,000 squ. feet in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages, or other out buildings shall be used as a resident either temporarily or permanently", and this covenant shall attach to and run with the land.

Fifty Thousand Dollars (\$50,000.00) of the above stated consideration shall be derived from a mortgage closed simultaneously herewith.

To Have And To Hold the above granted property unto the said Mortgagors, Mortgagor'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 Mortgagor 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 Mortgagor, as Mortgagor'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 Mortgagor 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 Mortgagor 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 Mortgagor 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 publication in some newspaper published 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 Mortgagor 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

George Michael Ellis and wife Cynthia Smitherman Ellis

have hereunto set their signatures and seal, this 9th day of July

, 1985

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT TO BE FILED

*Mtg. 75.00* George Michael Ellis (SEAL)

*Rec. 5.00* *And. 1.00* Cynthia Smitherman Ellis (SEAL)

*81.00* (SEAL)

1985 JUL 12 PM 12:27

(SEAL)

THE STATE of ALABAMA

SHELBY

COUNTY }

I, Richard C. Shuleva

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

hereby certify that

George Michael Ellis and wife Cynthia Smitherman Ellis

whose names are signed 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July

, 1985.

Notary Public

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THE STATE of }

COUNTY }

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

I,

hereby certify that

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

MORTGAGE DEED

TO

Return to

THIS FORM FROM  
Lawyers Title Insurance Corporation  
Title Guarantees Division  
TITLE INSURANCE - ABSTRACTS  
Birmingham, Alabama