

(Name) James E. Roberts

(Address) 2230 3rd Avenue North, Birmingham, Alabama 35203

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,

JOSEPH DeMARCO

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

SYBIL DEARING

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

of Eighty thousand

(\$ 80,000.00), evidenced by a real estate promissory note of even date and like amount.

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, JOSEPH DeMARCO

and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in
County, State of Alabama, to-wit:

A parcel of land located in the West 1/2 of the Northwest 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said Section 23; thence in a Southerly direction, along the West line of said Section 23, a distance of 411.13 feet to the Point of Beginning; thence continue along last described course a distance of 1207.14 feet; thence 42 degrees 52 minutes 21 seconds left, in a Southeasterly direction, a distance of 267.69 feet; thence 90 degrees 29 minutes 35 seconds left, in a Northeasterly direction, a distance of 1210.06 feet; thence 46 degrees 33 minutes 00 seconds left, in a Northerly direction and parallel to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 23, a distance of 534.04 feet; thence 88 degrees 17 minutes 04 seconds left, in a Westerly direction, a distance of 1063.14 feet to the Point of Beginning, less and except Lots 1, 2, 3, and 38 according to a map of

Deerhaven Downs prepared by Allen Whitley and approved by the Town of Helena dated August, 1981. These Lots are not a part of this mortgage and have been released to Mortgagor in consideration of his down payment.

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

have hereunto set his signature and seal, this

1st day of August, 1985

Joseph DeMarco (SEAL)
JOSEPH DeMARCO (SEAL)

THE STATE of ALABAMA

SHELBY COUNTY

I, JAMES E. ROBERTS

hereby certify that JOSEPH DeMARCO

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

NOTARY

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 day the same bears date.

Given under my hand and official seal this 1st day of August

My Comm. Expires 4-9-89

THE STATE of

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

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

1985 JUL 31 AM 8:17

Thomas A. Shandling, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ 120.00
Deed Tax	
Mineral Tax	
Recording Fee	5.00
Index Fee	1.00

TOTAL \$ 126.00

MORTGAGE DEED

TO

JAMES E. ROBERTS, ATTORNEY
2230 - 3RD AVENUE, NORTH
BIRMINGHAM, ALABAMA 35203

Return to:

THIS FORM FROM
Lawyers Title Insurance Corporation
Title Guaranty Division
TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama