

This instrument was prepared by

(Name) Judy Herron(Address) 104 7th St. No. Clanton, Al. 35045

REAL ESTATE MORTGAGE

STATE OF ALABAMA
COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Jimmie Don Shinn and wife, Patricia Shinn

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to CITY FINANCE COMPANY OF ALABAMA, INC., (hereinafter called "Mortgagee", whether one or more), in the principal sum of Three thousand two hundred fifty one & 28/100 Dollars (\$ 3251.28), evidenced by a certain promissory note of even date with a Total of Payments in the amount of \$4680.00 Dollars, which total sum includes interest and any other legal financing charges, payable in 36 consecutive monthly installments, each of \$ 130.00,

beginning November 18 19 85 and ending October 18 19 88, or until paid in full.

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, 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:

That certain tract of land described as beginning at the point of intersection of the West line of the Montevallo and Elyton public road, as located and used in September 16, 1935, with the South line of Section 28, Township 21, Range 3 West; run thence North along the West right of way line of said Elyton Montevallo public road as located in 1935, as aforesaid, a distance of 105 feet; run thence west and parallel with the South line of said Section 28, a distance of 420 feet; run thence South and parallel with the right of way of said Montevallo and Elyton public road, as aforesaid, a distance of 105 feet to the South line of said Section 28; run thence East along the South line of said Section 28, a distance of 420 feet, more or less to the point of beginning, and containing one (1) acre, more or less, and being a part of the lands described in that certain deed from L.C. Walker, Judge of Probate, Shelby County, Alabama, to J.R. Grady dated September 9, 1949, and recorded in Deed Record Volume 139, on page 99, in the office of the Judge of Probate of Shelby County, Alabama.

Being all or a portion of the real estate conveyed to Mortgagors by Lucille Kelley, a widow by a warranty Deed dated April 9 19 80, and recorded in the Judge of Probate Office of Shelby County, Alabama, in Book 325 Page 893

Said property is warranted free from all encumbrances and against any adverse claims, except stated above or as follows:

none

MD-Ala. 7/75

CITY FINANCE COMPANY
104 7TH STREET NORTH
CLANTON, ALABAMA

TO HAVE AND TO HOLD the above granted property unto the said Mortgagee, Mortgagee's successors 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 the same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, Mortgagor agrees to the extent not prohibited by law, 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, to said Mortgagee, as Mortgagee's interest may appear, and promptly deliver said policies, or 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 Mortgagee, and to the extent not prohibited by law bear at the lawful rate interest from date of payment by said Mortgagee, or assigns, and be at once due and payable. In the event of any casualty loss, Mortgagor directs any Insurer to pay holder directly to the extent of Holders interest and appoints holder as attorney in fact to endorse any draft, to the extent not prohibited by law.

Upon condition, however, that if 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 lien or encumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured less any required refunds shall at once become due and payable, without notice and demand, 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 the County or Counties in Alabama in which the aforesaid real estate is situated and to sell the same, free of exemptions, 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 Counties, (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 reasonable attorney's fees as permitted by law and provided for herein Second, to the payment of any amounts that may have been expended, or that it may be necessary to expend, in paying insurance, taxes, or other encumbrances, 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 where the amount financed exceeds \$300.00, to pay to Mortgagee or assigns reasonable attorney's fees not exceeding 15% of the unpaid debt after default and referral to an attorney not a salaried employee 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.

Any part of this instrument contrary to applicable law shall not invalidate the other parts of this agreement.

IN WITNESS WHEREOF the undersigned **Jimmie Don Shinn and wife, Patricia Shinn**

have hereunto set their signature and seal, this **18th** day of **October**, 19**85**

"CAUTION -- IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT."

Important
Signature must be the same as the name typed on the face of this instrument and below the signature lines.

Signature: *Jimmie Don Shinn*
Type Name Here: **Jimmie Don Shinn**
Signature: *Patricia Shinn*
Type Name Here: **Patricia Shinn**



THE STATE of **Alabama**
Chilton COUNTY

I, **Rebecca Nichols**, a Notary Public in and for said County, in said State, hereby certify that **Jimmie Don Shinn and wife, Patricia Shinn** 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 **18th** day of **October**, 19**85**

My commission expires: **My Commission Expires 7-11-89** *Rebecca Nichols* Notary Public

THE STATE of _____ COUNTY _____
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 on the act of said corporation. Given under my hand and official seal, this the _____ day of _____, 19____

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 OCT 21 PM 1:02
Notary Public in and for said County, in said State.

My commission expires: _____ Notary Public

FROM
**Jimmie Don Shinn and wife,
Patricia Shinn**
TO
City Finance Co., Inc.
MORTGAGE DEED

AFTER FILING, RETURN THIS DOCUMENT TO:
CITY FINANCE COMPANY OF ALABAMA, INC.
104 7th St. No.
Street Address or Post Office Box
Clanton, AL. 35045
City, State and Zip Code