

1742

ADJUSTABLE RATE MORTGAGE-2

STATE OF ALABAMA )  
COUNTY OF SHELBY )

THIS MORTGAGE, made and entered into this 30th day of Dec-  
ember, 19 85 by and between MILDRED L. GIBSON VINES AND HUSBAND  
RALPH CURTIS VINES (hereinafter referred to as  
"Mortgagor", whether one or more), and Mutual Savings Credit Union, 4615  
Gary Avenue, Fairfield, Alabama 35064, (hereinafter referred to as  
"Mortgagee").

WITNESSETH:

WHEREAS, the said Mortgagor is justly indebted to Mortgagee in the sum  
of TWELVE THOUSAND FIVE HUDNRED AND NO/100 (\$ 12,500.00 )  
Dollars as evidenced by an Adjustable Rate Mortgage Note (Promissory Note)  
of even date herewith which bears interest as provided therein which is  
payable in accordance with its terms.

NOW, THEREFORE, in consideration of the premises, and to secure the  
payment of the debt evidenced by said Promissory Note and any and all  
extension and renewals thereof, or of any part thereof, and any additional  
interest that may become due on any such extensions and renewals, or any  
part thereof (the aggregate amount of such debt, including any extensions  
and renewals and interest due thereon, is hereinafter collectively called  
"Debt") and compliance with all the stipulations herein contained, the  
Mortgagor does hereby grant, bargain, sell and convey unto the Mortgagee,  
the following described real estate, situated in SHELBY  
County, Alabama (said real estate being hereinafter called "Real Estate"),  
to-wit:

Lot 2, Block 7, according to the Survey of Oak Mountain Estates,  
Third Sector, as recorded in Map Book 5, Page 83, in the Probate  
Office of Shelby County, Alabama.

MILDRED L. GIBSON VINES AND MILDRED L. GIBSON IS ONE AND THE SAME PERSON...

Together with all the rights, privileges, tenements, appurtenances fixtures  
and improvements appertaining to the Real Estate, all of which shall be  
deemed Real Estate and shall be conveyed by this mortgage.

TO HAVE AND TO HOLD the Real Estate unto the Mortgagee, its successors  
and assigns forever. The Mortgagor covenants with the Mortgagee that the  
Mortgagor is lawfully seized in fee simple of the Real Estate and has a  
good right to sell and convey the Real Estate as aforesaid; that the Real  
Estate is free of all encumbrances, except the lien of current and valorem  
taxes, the hereinafter described First Mortgage and any and all  
encumbrances expressly set forth above; and the Mortgagor will warrant and

*Douglas X.ey*

BOOK 058 PAGE 377

forever defend the title to the Real Estate unto the Mortgagee, against the lawful claims of all persons, except as otherwise herein provided.

This mortgage is junior and subordinate to that certain mortgage to COLLATERAL INVESTMENT COMPANY recorded in VOL 348, at page 187 in the Probate Office of SHELBY County, Alabama, and assigned to BOSTON FEDERAL SAVINGS & LOAN ASSC. recorded in VOL 12, at page 548, in said Probate Office, (hereinafter called the "First Mortgage"). It is specifically agreed that in the event default should be made in the payment of principal, interest or any other sums payable under the terms and provisions of the First Mortgage, the Mortgagee shall have the right without notice to anyone, but shall not be obligated, to pay part or all of whatever amounts may be due under the terms of the First Mortgage, and any and all payments so made shall be added to the debt secured by this mortgage and the debt (including all such payments) shall be immediately due and payable at the option of the Mortgagee, and this mortgage shall be subject to foreclosure in all respects as provided by law and by the provisions hereof.

The Mortgagor hereby authorizes the holder of any prior mortgage encumbering the Real Estate to disclose to the Mortgagee the following information: (1) the amount of indebtedness secured by such mortgage; (2) the amount of such indebtedness that is unpaid; (3) whether any amount owed on such indebtedness is or has been in arrears; (4) whether there is or has been any default with respect to such mortgage or the indebtedness secured hereby; and (5) any other information regarding such mortgage or the indebtedness secured thereby which the Mortgagee may request from time to time.

For the purpose of further securing the payment of the debt, the Mortgagor agrees to: (1) pay promptly when due all taxes, assessments, and other liens taking priority over this mortgage (hereinafter jointly called "Liens"), when imposed legally upon the Real Estate and if default is made in the payment of the Liens, or any part thereof, the Mortgagee, at its option, may pay the same; (2) keep the Real Estate continuously insured, in such manner and in such companies as may be satisfactory to the Mortgagee, against loss by fire, vandalism, malicious mischief and other perils usually covered by a fire insurance policy with standard extended coverage endorsements, with loss, if any, payable to the Mortgagee, as its interest may appear; such insurance to be in an amount sufficient to cover the debt. The original policy, and all replacements therefor, shall be delivered to and held by the Mortgagee until the debt is paid in full. The original insurance policy and all replacements therefor must provide that they may not be cancelled without the insurer giving at least ten days prior written notice of such cancellation to the Mortgagee. The Mortgagor hereby assigns and pledges to the Mortgagee, as further security for the payment of the debt, each and every policy of hazard insurance now or hereafter in effect which insures said improvements, or any part thereof, together with all the right, title and interest of the Mortgagor in and to each and every such policy, including but not limited to all of the Mortgagor's right, title and interest in and to any premiums paid on such hazard insurance, including all rights to return premiums. If the Mortgagor fails to keep the Real Estate insured as specified above then, at the election of the Mortgagee and without notice to any person, the Mortgagee may declare the entire debt due and payable and this mortgage subject to foreclosure, and this mortgage may be foreclosed as hereinafter provided; and, regardless of whether the Mortgagee declares the entire debt due and payable, the mortgagee may, but shall not be obligated to, insure the Real Estate for its full insurable value (or for such lesser amount as the Mortgagee may wish) against such risks of loss, for its own benefit the proceeds from such insurance (less cost of collecting same), if collected, to be credited against the debt, or, at the election of the Mortgagee, such proceeds may be used in repairing or reconstructing the improvements located on the Real Estate. All amounts spent by the Mortgagee for insurance or for the payment of Liens shall become a debt due by the Mortgagor to the Mortgagee and at once payable without demand upon or notices to the Mortgagor, and shall be secured by the lien of this mortgage, and shall bear interest from the date of payment by the Mortgagee until paid at the then current

BOOK 058 PAGE 378

mortgage rate at said Credit Union. The Mortgagor agrees to pay promptly when due the principal and interest of the debt and keep and perform every other covenant and agreement of the Promissory Note secured hereby.

As further security for the payment of the debt, the Mortgagor hereby assigns and pledges to the Mortgagee, the following described property rights, claims, rents, profits, issues and revenues:

1. All rents, profits, issues, and revenues of the Real Estate from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving to the Mortgagor, so long as the Mortgagor is not in default hereunder, the right to receive and retain such rents, profits, issues and revenues;

2. All judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Real Estate, or any part thereof, under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Real Estate, or any part thereof, or to any rights appurtenant thereto, including any award for change or grade of streets, and all payments made for the voluntary sale of the Real Estate, or any part thereof, in lieu of the exercise of the power of eminent domain, shall be paid to the Mortgagee. The Mortgagee is hereby authorized on behalf of and in the name of the Mortgagor to execute and deliver valid acquittances for, appeal from, any such judgments or awards. The Mortgagee may apply all such sums received, or any part thereof, after the payment of all the Mortgagee's expenses incurred in connection with any proceeding or transaction described in this subparagraph 2, including court costs and attorney's fees, on the debt in such manner as the Mortgagee elects, or, at the Mortgagee's option, the entire amount or any part thereof so received may be released or may be used to rebuild, repair or restore any or all of the improvements located on the Real Estate.

The Mortgagor hereby incorporates by reference into this Mortgage all of the provisions of the Adjustable Rate Mortgage Note of even date herewith. Mortgagor agrees that, in the event that any provision or clause of this Adjustable Rate Mortgage or the Adjustable Rate Mortgage Note conflict with applicable law, such conflict shall not affect any other provisions of this Adjustable Rate Mortgage or the Adjustable Rate Mortgage Note which can be given effect. It is agreed that the provisions of the Adjustable Rate Mortgage and the Adjustable Rate Mortgage Note are severable and that, if any one or more of the provisions contained in this Adjustable Rate Mortgage or in the Adjustable Rate Mortgage Note shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof; this Mortgage shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein.

The Mortgagor agrees to take good care of the Real Estate and all improvements located thereon and not to commit any waste thereon, and at all times to maintain such improvements in as good conditions as they are, reasonable wear and tear excepted.

If all or any part of the Real Estate or any interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage (b) the creation of a purchase money security interest for household appliances (c) the transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all of the sums secured by this Mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, Mortgagee and the person to whom the Real Estate is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Mortgagee and that the interest payable on the sums secured by this Mortgage shall be at such rate as Mortgagee shall request.

The Mortgagor agrees that no delay or failure of the Mortgagee to exercise any option to declare the debt due and payable shall be deemed a

waiver of the Mortgagee's right to exercise such option, either as to any past or present default, and it is agreed that no terms or conditions contained in this mortgage may be waived, altered or changed except by a written instrument signed by the Mortgagor and signed on behalf of the Mortgagee by one of its duly authorized representatives.

After default on the part of the Mortgagor, the Mortgagee, upon bill filed or other proper legal proceedings being commenced for the foreclosure of this mortgage, shall be entitled to the appointment by any competent court, without notice to any part, of a receiver for the rents, issues and profits of the Real Estate, with power to lease and control the Real Estate, and with such other powers as may be deemed necessary.

UPON CONDITION, HOWEVER, that if the Mortgagor pays the debt (which debt includes the indebtedness evidenced by the Promissory Note hereinabove referred to and any or all extensions and renewals thereof and any interest due on such extensions and renewals) and all other indebtedness secured hereby and reimburses the Mortgagee for any amounts the Mortgagee has paid in payment of Liens or insurance premiums, and interest thereon, and fulfills all of Mortgagor's obligations under this mortgage, this conveyance shall be null and void. But if: (1) any warranty or representation made in this mortgage is breached or proves false in any material respect; (2) default is made in the due performance of any covenant or agreement of the Mortgagor under this mortgage; (3) default is made in the payment to the Mortgagee of any sum paid by the Mortgagee under the authority of any provision of this mortgage; (4) the debt, or any part thereof, remains unpaid at maturity; (5) the interest of the Mortgagee in the Real Estate becomes endangered by reason of the enforcement of any prior lien or encumbrance; (6) any statement of lien is filed against the Real Estate, or any part thereof, under the statutes of Alabama relating to the liens of mechanics and materialmen (without regard to the existence or nonexistence of the debt or the lien on which such statement is based); (7) any law is passed imposing or authorizing the imposition of any specific tax upon this mortgage or the debt or permitting or authorizing the deduction of any such tax from the principal or interest of the debt, or by virtue of which any tax lien or assessment upon the Real Estate shall be chargeable against the owner of this mortgage; (8) any of the stipulations contained in this mortgage is declared invalid or inoperative by any court of competent jurisdiction; (9) Mortgagor or any of them (a) shall apply for or consent to the appointment of receiver, trustee or liquidator thereof or of the Real Estate or of all or a substantial part of such Mortgagor's assets, (b) be adjudicated a bankrupt or insolvent or file a voluntary petition in bankruptcy, (c) fail, or admit in writing such Mortgagor's inability, generally to pay such Mortgagor's debts as they come due, (d) make a general assignment for the benefit of creditors, (e) file a petition or an answer seeking reorganization or an arrangement with creditors or taking advantage of any insolvency law, (f) file an answer admitting the material allegations of, or consent to, or default in answering a petition filed against such Mortgagor in any bankruptcy, reorganization or insolvency proceedings; or (10) an order for relief or other judgment or decree shall be entered by any court of competent jurisdiction, approving a petition seeking liquidation or reorganization of the Mortgagor, or any of them, if more than one, or appointing a receiver, trustee or liquidator of any Mortgagor or of the Real Estate or of all or a substantial part of the assets of any Mortgagor; then, upon the happening of any one or more of said events, at the option of the Mortgagee, the unpaid balance of the debt shall at once become due and payable and this mortgage shall be subject to foreclosure and may be foreclosed as now provided by law in case of past-due mortgages; and the Mortgagee shall be authorized to take possession of the Real Estate and, after giving at least twenty-one day's notice of the time, place and terms of sale by publication once a week for three consecutive weeks in some newspaper published in the county in which the Real Estate is located, to sell the Real Estate in front of the courthouse door of said county, at public outcry, to the highest bidder for cash, and to apply the proceeds of said sale as follows: first, to the expense of advertising, selling and conveying the Real Estate and foreclosing this mortgage, including a reasonable attorney's fee; second, to the payment of any amounts that have been spent, or that it may then be necessary to



spend, in paying insurance premiums, Liens or other encumbrances, with interest thereon; third, to the payment in full of the balance of the debt and interest thereon, 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 any unearned interest shall be credited to the Mortgagor; and fourth, the balance, if any, to be paid to party or parties appearing of record to the owner of the Real Estate at the time of sale, after deducting the cost of ascertaining who is such owner. The Mortgagor agrees that the Mortgagee may bid at any sale had under the terms of this mortgage and may purchase the Real Estate if the highest bidder therefor. At the foreclosure sale the Real Estate may be offered for sale and sold as a whole without first offering it in any other manner or may be offered for sale and sold in any other manner the Mortgagee may elect. The Mortgagor agrees to pay all costs, including reasonable attorney's fees, incurred by the Mortgagee in collecting or securing or attempting to collect or secure the debt, or any part thereof, or in defending or attempting to defend the priority of this mortgage against any lien or encumbrance on the Real Estate, unless this mortgage is herein expressly made subject to any such lien or encumbrance; and/or all costs incurred in the foreclosure of this mortgage, either under the power of sale contained herein, or by virtue of the decree of any court of competent jurisdiction. The full amount of such costs incurred by the Mortgagee shall be a part of the debt and shall be secured by this mortgage. The purchaser at any such sale shall be under no obligation to see to the proper application of the purchase money. In the event of a sale hereunder, the Mortgagee, or the owner of the debt and mortgage, or auctioneer, shall execute to the purchaser for and in the name of the Mortgagor a deed to the Real Estate.

Plural or singular words used herein to designate the undersigned shall be construed to refer to the maker or makers of this mortgage, whether one or more natural persons. All covenants and agreements herein made by the undersigned shall bind the heirs, personal representatives, successors and assigns of the undersigned, and every option, right and privilege herein reserved or secured to the Mortgagee, shall inure to the benefit of the Mortgagee's successors and assigns.

IN WITNESS WHEREOF, the undersigned Mortgagor has (have) executed this instrument on the date first written above.

Mildred L. Gibson Vines (SEAL)  
MILDRED L. GIBSON VINES

Ralph Curtis Vines (SEAL)  
RALPH CURTIS VINES

ACKNOWLEDGEMENT

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that MILDRED L. GIBSON VINES AND HUSBAND, RALPH CURTIS VINES, whose name(s) XX (are) signed to the foregoing instrument, and who XX (are) known to me acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 19 85.

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

1986 JAN 23 AM 10:49

Exempt  
JUDGE OF PROBATE

Robert L. Wilkerson  
NOTARY PUBLIC

My Commission Expires: 7-15-89

Rec 15.00  
Jud 1.00

THIS INSTRUMENT PREPARED BY:

(NAME)

DOUGLAS L. KEY, ATTORNEY AT LAW

(ADDRESS)

2100 11th Avenue North  
Birmingham, Alabama 35234

DOUGLAS KEY, ATTORNEY  
2100 - 11TH AVENUE NORTH  
BIRMINGHAM, AL 35234

RETURN TO:

MORTGAGE DEED

STATE OF ALABAMA )  
COUNTY OF \_\_\_\_\_ )

Office of the Judge of  
Probate

I hereby certify that the  
within mortgage was filed in  
this office for record on the  
\_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_\_\_ at \_\_\_\_\_  
o'clock \_\_\_\_\_ M., and was duly  
recorded in Volume \_\_\_\_\_  
of Mortgages at page \_\_\_\_\_,  
and examined.

\_\_\_\_\_  
JUDGE OF PROBATE

1743

THIS INSTRUMENT WAS PREPARED BY:

Name: Nancy J. Hammer  
Address: 47 Perimeter Center E., NE; Suite 650; Atlanta, Ga 30346

STATE OF ALABAMA )

D E E D

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty-One Thousand Four Hundred Fifty-Seven and 50/100 Dollars (\$41,457.50)-----  
to the undersigned GRANTOR, 2154 TRADING CORPORATION, a Corporation, d/b/a  
INVERNESS, (herein "GRANTOR"), in hand paid by JAMIE H. FREEMAN and  
R. MACK FREEMAN, Jr.

(herein referred to as "GRANTEE"), the receipt of which is hereby  
acknowledged, the said GRANTOR does by these presents, grant, bargain, sell  
and convey unto the said GRANTEE, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 4, Block 7, according to the Plat of  
Applecross, a subdivision of Inverness, as  
recorded in Map Book 6, Page 42, in the  
Office of the Judge of Probate of Shelby  
County, Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable  
October 1, 1986.
2. Said property is subject to those  
Protective Covenants or Restrictions  
recorded in Miscellaneous Book 10, Pages  
515-527, in the Office of the Judge of  
Probate of Shelby County, Alabama, as  
amended by instrument recorded in  
Miscellaneous Book 13, Pages 154-167,  
inclusive in said Probate Office.
3. Easements, rights of way, and set-back  
lines of record.
4. Mineral and mining rights not owned  
by GRANTOR.
5. Any applicable zoning ordinances.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns  
forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be  
executed by the respective duly authorized officers thereunto on this  
13th day of December, 1985.

2154 TRADING CORPORATION

Vice President

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

1986 JAN 23 AM 10:54

STATE OF GEORGIA )

COUNTY OF DEKALB )

Deed TAX 41.50  
Rec 2.50  
Jud 1.00  
45.00

I, the undersigned, a Notary Public in and for said County, in said  
state, hereby certify that C. E. Sayres, whose name as Vice  
President of 2154 Trading Corporation, 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 the 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 13th day of December,  
1985.

Frances H. Dunn  
Notary Public  
Notary Public, Georgia State at Large  
My Commission Expires Dec. 7, 1986

5013 Kerry Downs Rd.  
Blue Hill 35243