

This instrument was prepared by

(Name) FIRST AMERICAN BANK OF PELHAM 1135-

(Address) POST OFFICE BOX 100, PELHAM, ALABAMA 35124

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,

DONALD R. MURPHY

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

FIRST AMERICAN BANK OF PELHAM

(hereinafter called "Mortgagee", whether one or more), in the sum  
of ONE HUNDRED NINE THOUSAND & NO/100 ----- Dollars  
(\$ 109,000.00, evidenced by

L&D note of even date payable in 180 days, and any and all  
renewals or extensions thereof, at an interest rate of  
floating prime, initial rate of 9.50%

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,

DONALD R. MURPHY

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:

Commence at the Southwest corner of the Northeast Quarter of the Southeast  
Quarter of Section 27, Township 20 South, Range 3 West; run thence in a  
Northerly direction along the West line of said Quarter-Quarter section  
for a distance of 1225.66 feet to the point of beginning; from the  
point of beginning thus obtained, thence turn an angle to the right  
of 90 deg. and run in an Easterly direction for a distance of 150 feet;  
thence turn an angle to the right of 52 deg. 25 min. 53 sec. and run in  
a Southeasterly direction for a distance of 82.01 feet; thence turn an  
angle to the left of 52 deg. 25 min. 53 sec. and run in an Easterly  
direction for a distance of 323.80 feet; thence turn an angle to the  
left of 82 deg. 10 min. 10 sec. and run in a Northeasterly direction  
for a distance of 605.45 feet to a point on the South line of County  
Road #58; thence run in a Westerly direction along the meanderings of  
the Southerly right of way line of Shelby County Road #58 to its  
intersection with the West line of the Southeast one-quarter of the  
Northeast one-quarter of Section 27, Township 20 South, Range 3 West;  
thence run in a Southerly direction along the West line of said  
quarter-quarter section and the West line of the Northeast one-quarter  
of the Southeast one-quarter of Section 27, Township 20 South, Range  
3 West to the point of beginning; being situated in Shelby County,  
Alabama.

Mineral and mining rights excepted.

*First American Bank*

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

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

DONALD R. MURPHY

have hereunto set his signature and seal, this

19th day of February 19 86

X *Donald R. Murphy* (SEAL)  
Donald R. Murphy

(SEAL)

(SEAL)

(SEAL)

THE STATE of ALABAMA  
SHELBY COUNTY }

I, Cynthia B. Kemp  
hereby certify that

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

Donald R. Murphy

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February 19 86

Notary Public.

THE STATE of ALABAMA  
SHELBY COUNTY }

My Commission Expires March 6, 1988

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
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

1. Deed Tax \$ \_\_\_\_\_  
2. Mtg. Tax 163.50  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 169.50

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

1986 FEB 21 AM 10:05

*Thomas A. Henderson, Jr.*  
JUDGE OF PROBATE

Return to:

MORTGAGE DEED

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

Birmingham, Alabama