

SEND TAX NOTICE TO:

(Name) Daisy T. Conrad
 Route 4 Box 1276
 (Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Larry K. Anderson, Attorney at Law
 (Address) 529 Brown Marx Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand Six Hundred and No/100 (\$3,600.00) Dollars and
the execution of a purchase money mortgage to the grantors in
the principal amount of \$14,400.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
 or we,

Shawney A. Weisler and Larry K. Anderson, a married woman and
a married man, respectively,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Daisy T. Conrad

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A part of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 south,
 Range 3 west, more particularly described as follows: From the NW
 corner of Section 14, Township 21 south, Range 3 west, run southerly
 along the west of boundary line of said Section 14, for 1239.8
 feet to the point of beginning of the land herein described; thence
 run southerly along the west boundary line of Section 14 for 200
 feet; thence run an angle of $92^{\circ} 29'$ to the left and run easterly
 for 417.57 feet; thence turn an angle of $126^{\circ} 36'$ to the left and
 run northwesterly for 265.8 feet; thence turn an angle of $53^{\circ} 24'$ to
 the left and run westerly 270.0 feet to the point of beginning.

Subject to all easements, restrictions, reservations and conditions
 of record.

Grantors make no warranty with respect to coal, oil, gas and other
 mining and mineral rights or interests in, to or under the land
 herein described.

Grantors are all of the heirs at law of U.L. Anderson, deceased.

This property constitutes no part of the homestead of either of the
 grantors or the spouse of either.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
 their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
 unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
 heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
 against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 18
 day of April, 1986

(Seal)

Shawney A. Weisler
 Shawney A. Weisler

(Seal)

(Seal)

Larry K. Anderson
 Larry K. Anderson

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ ALABAMA
 JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
 hereby certify that Shawney A. Weisler
 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 has executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 18 day of April, 1986

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 Daisy T. Conrad

have hereunto set her signature and seal, this 18 day of April, 1986

Daisy Conrad (SEAL)
DAISY T. CONRAD (SEAL)

(SEAL)

(SEAL)

(SEAL)

THE STATE of ALABAMA
SHELBY COUNTY

I, the undersigned authority
hereby certify that Daisy T. Conrad

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

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 she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 18 day of April, 1986

Laura Jo Jackson Notary Public.

THE STATE of Alabama
Shelby COUNTY
I, hereby certify that

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

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 18 day of April, 1986

Laura Jo Jackson Notary Public
my commission expires 8/31/88

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

1986 APR 22 AM 11:52

JUDGE OF PROBATE

1. Deed Tax \$ 21.60
2. Mtg. Tax 5.00
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 27.60

This form furnished by

LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

Return to:
LARRY K. ANDERSON
ATTORNEY AT LAW
529 Brown Marx Building
Birmingham, AL 35203

Daisy T. Conrad
TO
Shawney A. Weisler and
Larry K. Anderson

MORTGAGE DEED