

This instrument was prepared by

664

(Name) Wade H. Morton, Jr., Attorney at Law

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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,

JERRY SWAFFORD and wife, DENISE SWAFFORD,

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

RICKY WAYNE SEALE,

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

of NINE THOUSAND and No/100- - - - - Dollars
(\$ 9,000.00), evidenced by a promissory note of even date repayable according to the terms
and at the rate of interest stated therein.

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof, and any extensions or renewals of the same or any portion thereof and also to secure any and all indebtedness or obligations, direct or contingent, now existing or hereafter owed or due by Mortgagors or either of them to Mortgagees or either of them.
NOW THEREFORE, in consideration of the premises, said Mortgagors,

JERRY SWAFFORD and wife, DENISE SWAFFORD,

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:

See attached Exhibit "A" for legal description of real property conveyed by this mortgage LESS AND EXCEPT title to minerals underlying this real property with mining rights and privileges belonging thereto as reserved by instrument recorded in Deed Book 145, at Page 165, in the Office of the Judge of Probate of Shelby County, Alabama, and subject to rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, at Page 369, in said Probate Records.

Subject to all planning, zoning, health and other governmental regulations affecting subject real property.

Subject to all rights-of-way, easements and transmission lines, if any, in evidence through use.

Subject to all rights-of-way, easements, limitations and restrictions shown on the survey map or plat specified in Exhibit "A" to Mortgage, a copy of which map was delivered to Mortgagors either on this date or prior hereto.

Privilege to prepay the indebtedness secured by this mortgage, in whole or in part, is reserved to the Mortgagors without penalty, accrued interest being due and payable only on the unpaid principal balance to the date of prepayment and thereafter interest shall be due and payable only on the unpaid principal balance.

This is a purchase money mortgage securing part of the purchase price for the above described real property conveyed to Mortgagors by the Mortgagee simultaneously herewith.

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

EXHIBIT "A"
LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL No. 33

Commence at the Northwest corner of Section 35, T.5S.24N, R.15E, Shelby County, Alabama and run thence North 90°-00'-00" East along the North line of said Section 35 a distance of 162.46' to the "POINT OF BEGINNING", Thence continue along last described course a distance of 435.00' to a point on the West bank of Shack Branch slough of Lay Lake, Thence South 6°-45'-00" East along said slough a distance of 40.77' to a point, Thence South 28°-18'-27" East continuing along said slough a distance of 55.91' to a point, Thence North 90°-00'-00" West a distance of 404.00' to a point, Thence North 34°-33'-39" West a distance of 109.00' to the "POINT OF BEGINNING", containing 0.85 acres. Parcel is subject to all agreements, covenants, limitations and/or restrictions of probated record or law.

According to my survey this the 8th day of April, 1986

Joseph E. Gunn, Jr.
Joseph E. Gunn, Jr.
Alabama Registered No. 9090

File No. SICE 1033
R.S.
April 1986

SIGNED FOR IDENTIFICATION:

Jerry Swafford
Jerry Swafford

Denise Swafford
Denise Swafford

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

1986 JUN 10 PM 12:31

Thomas P. Henderson, Jr.
JUDGE OF THE CLERK

1. Deed Tax	\$	_____
2. Mtg. Tax		<u>13.50</u>
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>22.00</u>