

This instrument was prepared by

1656

(Name) FIRST AMERICAN BANK OF PELHAM

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

Form 1-1-22 Rev. 1-55

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

PIERCE L. BROWN AND THERESA ANN BROWN

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

FIRST AMERICAN BANK OF PELHAM,

of SIXTEEN THOUSAND EIGHT HUNDRED & NO/100 (hereinafter called "Mortgagee", whether one or more), in the sum Dollars (\$ 16,800.00), evidenced by

Installment note of even date payable in 120 month installment, and any and all renewals or extensions thereafter, of \$232.40 at an interest rate of floating prime + 2 1/2% with rate adjusted each January 1st, initial rate of 11.00% APR

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,

PIERCE L. BROWN AND THERESA ANN BROWN

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:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 7 and the NE 1/4 of the NE 1/4 of Section 18, all in Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 7, thence run West along the South line of said Section 7 a distance of 844.46 feet to the point of beginning; thence turn right 87 deg. 12 min. 35 sec. a distance of 412.33 feet to the centerline of Shelby County Highway #340; thence turn left 81 deg. 05 min. 44 sec. along said Highway a distance of 94.01 feet; thence turn left 00 deg. 11 min. 48 sec. along said Highway a distance of 174.26 feet; thence turn left 98 deg. 47 min. 18 sec. a distance of 674.37 feet; thence turn left 87 deg. 07 min. 45 sec. a distance of 264.50 feet; thence turn left 92 deg. 47 min. 25 sec. a distance of 233.98 feet to the point of beginning; being situated in Shelby County, Alabama. LESS AND EXCEPT that part lying within the public right-of-way. Mineral and mining rights excepted.

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For 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

PIERCE L. BROWN AND THERESA ANN BROWN

have hereunto set their signatures and seal, this 17th day of June, 1986

X Pierce L. Brown (SEAL)
Pierce L. Brown
X Theresa Ann Brown (SEAL)
Theresa Ann Brown (SEAL)

THE STATE of ALABAMA
SHELBY COUNTY

I, Cynthia B. Kemp, a Notary Public in and for said County, in said State,

hereby certify that

Pierce L. Brown and Theresa Ann Brown
whose names are assigned 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 17th day of June, 1986

THE STATE of
COUNTY

My Commission Expires March 6, 1986
My Commission Expires March 6, 1988
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

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

1986 JUN 23 PM 12:01

JUDGE OF PROBATE

TO

MORTGAGE DEED

1. Deed Tax \$
2. Mtg. Tax 25.20
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 31.20

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

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