

ACCOUNT # 30595-3

BRANCH Clanton

This instrument was prepared by

(Name)April Burks.....

(Address) ...1608 7th Street North Clanton AL 35045.....

REAL ESTATE MORTGAGE

STATE OF ALABAMA

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Ruby Spruel

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to CITY FINANCE COMPANY OF ALABAMA, INC., (hereinafter called "Mortgagee", whether one or more), in the principal sum of two thousand two hundred eighty four and 40/100 Dollars(\$ 2284.40), evidenced by a certain promissory note of even date with a Total of Payments in the amount of 3420.00 Dollars,which total sum includes interest and any other legal financing charges, payable in 36 consecutive monthly installments, each of \$ 95.00,beginning September 28 19 86 and ending August 28 19 89, or until paid in full.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, 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:

Lot 9 Block 10 according to Thomas' Addition to the Town of Aldrich, Alabama, a Map of which is recorded in the Office of the Probate Judge of Shelby County, Alabama, on February 23, 1944, in Map Book No. 3, and containing 0.25 acres more or less and being know as Dwelling House No. 245 of the former Montevallo Coal Mining Company of Aldrich, Alabama subject to easement for light, power, and telephone lines and poles as shown on the said map and also for water pipes now situated.

Being all or a portion of the real estate conveyed to Mortgagors by Leslie M. Hubbard and wife, Gene Hubbard
by warranty Deed dated April 7 19 87 and recorded in the Judge of Probate
Office of Shelby County, Alabama, in Book 247 Page 721

Said property is warranted free from all encumbrances and against any adverse claims, except stated above or as follows:

✓ City Finance
Clanton

BOOK 090 PAGE 375

TO HAVE AND TO HOLD the above granted property unto the said Mortgagee, Mortgagee's successors 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 the same, the said Mortgagee may at Mortgagee's option pay off the same; and to further secure said indebtedness, Mortgagor agrees to the extent not prohibited by law, 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, to said Mortgagee, as Mortgagee's interest may appear, and promptly deliver said policies, or 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 Mortgagee, and to the extent not prohibited by law bear at the lawful rate interest from date of payment by said Mortgagee, or assigns, and be at once due and payable. In the event of any casualty loss, Mortgagor directs any Insurer to pay holder directly to the extent of Holders interest and appoints holder as attorney in fact to endorse any draft, to the extent not prohibited by law.

Upon condition, however, that if 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 lien or encumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured less any required refunds shall at once become due and payable, without notice and demand, 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 the County or Counties in Alabama in which the aforesaid real estate is situated and to sell the same, free of exemptions, 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 Counties, (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 reasonable attorney's fees as permitted by law and provided for herein Second, to the payment of any amounts that may have been expended, or that it may be necessary to expend, in paying insurance, taxes, or other encumbrances, 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 where the amount financed exceeds \$300.00, to pay to Mortgagee or assigns reasonable attorney's fees not exceeding 15% of the unpaid debt after default and referral to an attorney not a salaried employee 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.

Any part of this instrument contrary to applicable law shall not invalidate the other parts of this agreement.

IN WITNESS WHEREOF the undersigned **Ruby Spruel**

have hereunto set ^{her} signature and seal, this **21st** day of **August**, 19 **86**

"CAUTION — IT IS IMPORTANT THAT YOU THOROUGHLY READ THE CONTRACT BEFORE YOU SIGN IT."

Important
Signature must be the same as the name typed on the face of this Instrument and below the signature lines.

Signature: *Ruby Spruel*

Type Name Here: **Ruby Spruel**

Signature: _____

Type Name Here: _____

THE STATE of **Alabama**

Shelby

COUNTY

I, **Rebecca Nichols**

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

hereby certify that

Ruby Spruel

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 is**

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

Given under my hand and official seal this **21st** day of

August

19 **86**

My commission expires: **My Commission Expires 7-11-89**

Rebecca Nichols Notary Public

THE STATE of

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 _____ day of _____, 19 _____

My commission expires: _____ Notary Public

FROM

TO

MORTGAGE DEED

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

1986 SEP 12 PM 2:07

Thomas A. Shuman, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ _____
2. Mtg. Tax **345**
3. Recording Fee **500**
4. Indexing Fee **100**
TOTAL **945**

AFTER FILING, RETURN THIS DOCUMENT TO:
CITY FINANCE COMPANY OF ALABAMA, INC.

Street Address or Post Office Box

City, State and Zip Code