

This instrument was prepared by

1201  
**Harrison, Conwill, Harrison & Justice**

P. O. Box 557  
Columbiana, Alabama 35051

**MORTGAGE—**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Wayne Brasher

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

Guy Clayton Johnson

(hereinafter called "Mortgagee", whether one or more), in the sum of Ten Thousand Five Hundred and no/100----- Dollars (\$ 10,500.00 <sup>plus interest</sup> evidenced by) promissory note of even date herewith, due and payable in accordance with the terms, conditions and provisions of said note and/or any renewal or extensions thereof.

This mortgage may be paidpaid, in whole or in part, at any time without penalty.

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BOOK 1

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,

Wayne Brasher

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:

That certain parcel of land situated in the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 30, Township 18, Range 2 East, and lying East of the Beulah Baptist Church Lot, and West of the Harpersville Public Road, and more particularly described as follows: Commencing at the Southwest corner of the Beulah Baptist Church Lot, which is the Southwest corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said section 30, and which said point is in the center of the Pumpkin Swamp Public Road, and run thence East along the South line of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 30, for a distance of 312 feet to the Southeast corner of the Beulah Baptist Church Lot, which is marked by an oak tree, for a point of beginning of the tract of land herein described and conveyed; run thence in a Northerly direction along the East line of the Beulah Baptist Church Lot a distance of 291 feet, more or less, to an old road leading from Pumpkin swamp Road to the Harpersville Road; run thence in an Easterly direction along the center line of said old road a distance of 946 feet, more or less, to the Harpersville Public Road; run thence in a Southerly direction along the West side of Harpersville Public Road a distance of 170 feet, more or less, to the South line of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; run thence West along the South line of said NE $\frac{1}{4}$  of said NW $\frac{1}{4}$  of said Section 30 a distance of 988 feet, more or less, to the point of beginning.

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 in subject to foreclosure as now provided by law in case of past due mortgages, and 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

Wayne Brasher

have hereunto set my signature and seal, this 10<sup>th</sup> day of

December 19 86

*Wayne Brasher*

(SEAL)

Wayne Brasher

(SEAL)

..... (SEAL)

..... (SEAL)

BOOK 104 PAGE 867  
THE STATE of ALABAMA  
SHELBY COUNTY }

I, the undersigned authority  
hereby certify that Wayne Brasher

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

whose name my 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of December 19 86

*Edward D. McDaniel*

Notary Public.

THE STATE of  
COUNTY }

I,  
hereby certify that

whose name as  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, 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

and should the undersigned fail to pay said taxes or assessments, or fail to keep said property insured as above specified, or fail to deliver said policies to said Mortgagee, then the said Mortgagee, or assigns, may at the Mortgagee's option declare the whole of said indebtedness secured by this mortgage to be due and payable and may proceed with foreclosure as provided above, even if Mortgagee has elected to pay such amounts.

Notary Public  
HARRISON, CONWILL, HARRISON

& JUSTICE  
P. O. Box 557

Columbiana, Alabama 35051

Return to:

TO

MORTGAGE DEED

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 DEC 12 PM 2:40

*Edward D. McDaniel*  
JUDGE OF PEACE

1. Deed Tax \$ 15.75  
2. Mtg. Tax 5.00  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 21.75

Recording Fee \$  
Deed Tax \$

This form furnished by