

2272

ACCOUNT # 40315-4

BRANCH Clanton

This instrument was prepared by

(Name) Becki Nichols

(Address) 1608 7th St No, Clanton, Al 35045

REAL ESTATE MORTGAGE

STATE OF ALABAMA

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

James E. Frost and wife, Pamela F. Frost

(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 Twenty Two Thousand Four Hundred Sixty Eight Dollars & 80/100(\$ 22,468.80), evidenced by a certain promissory note of even date with a Total of Payments in the amount of 62,100.00 Dollars,which total sum includes interest and any other legal financing charges, payable in 180 consecutive monthly installments, each of \$ 345.00,beginning March 4 19 87 and ending February 4 2002, 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:

Begin at the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 22 South, Range 3 West and run thence North along the East line of said quarter-quarter section a distance of 330 feet; thence run West, parallel with the South line of said quarter-quarter section a distance of 660 feet, more or less, to a point on the West line of the East Half of said quarter-quarter section; thence run South along said West line of the East Half of said quarter-quarter section a distance of 330 feet to a point on the South line of said quarter-quarter section, thence run East along the South line of said quarter-quarter section a distance of 660 feet, more or less, to the point of beginning, subject to easements and right of way of record, containing 5 acres, more or less.

The grantors warrant that said Lizzie Julia Jane Frost is the widow of E. D. Frost; that said E. D. Frost died interstate in the year 1968 while a resident of Shelby County, Alabama; and that the grantors, Dora Grace F. Smith, Amelia F. Lum, Julia F. Wilson, and Edgar G Frost are the only children ever born of said E. D. Frost, that said E.D. Frost was generally known as "Ed Frost" or "Edgar Frost".

Edgar G Frost and wife Norma W Frost
 Julia F Wilson and husband Hal W Lizzie Julia Jane Frost, a widow, Dora Grace F.
 Smith and husband Paul C Smith, Amelia F. Lum and husband James G Lum
 Being all or a portion of the real estate conveyed to Mortgagees by
 by a warranty Deed dated 9-8-76 and recorded in the Office of
 Office of Judge of Probate Shelby County, Alabama, in Book 300 Page 750

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

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 it 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

James E Frost and wife Pamela F. Frost
have hereunto set their signature s and seal, this 28th day of January

"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: James E Frost
Type Name Here: James E Frost
Signature: Pamela F Frost
Type Name Here: Pamela F. Frost

THE STATE of Alabama
Chilton COUNTY

I, Rebecca Nichols
hereby certify that James E Frost and wife Pamela F Frost

whose name s AT signed 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 they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 28th day of January 19 87
My commission expires: My Commission Expires 7-11-89 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, 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
James E Frost and wife
Pamela F Frost
TO
City Finance Co of Alabama
Inc.

MORTGAGE DEED

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JAN 30 AM 9:30

JUDGE OF PROBATE

1. Sog Tax \$
2. Mtg. Tax 33.75
3. Recording Fee 5.00
4. Indexing Fee 1.00
39.75

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

Street Address or Post Office Box

City, State and Zip Code