

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,

Gerald W. Espey and wife, Linda D. Espey

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

O'Neal C. Crumpton and/or Beatrice B. Crumpton

(hereinafter called "Mortgagee", whether one or more), in the sum
of Eight Thousand Seven Hundred Fifty and no/100----- Dollars
(\$ 8,750.00 plus interest), 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.

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,

Gerald W. Espey and wife, Linda D. Espey

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 part of the S½ of SW¼, Section 12, Township 21 South, Range 1 East,
Shelby County, Alabama, described as follows: Begin at the Northeast
corner of the W½ of NW¼ of NE¼, Section 13, Township 21 South, Range 1
East; run West along the North boundary line of said Section 13, 1913.6
feet to the point of beginning, said point also being on the South line
of Section 12, Township 21 South, Range 1 East; thence 47 degrees 0
minutes right 1567.6 feet, more or less, to Montgomery Road (also known
as Highway 61); thence Southwest along said Highway 61 to the intersection
of same with Mardis Ferry Road, as the same now exists; thence run in a
Southeasterly direction along said Mardis Ferry Road to its intersection
with the South line of said Section 12; thence East along said South line
of said Section 12 to the point of beginning. LESS AND EXCEPT that
portion of caption lands previously conveyed to Donald W. Crumpton and
wife, Rebecca Crumpton, as described in Deed Book 294, Page 77, in Probate
Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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
Gerald W. Espey and wife, Linda D. Espey
have hereunto set our signature s and seal, this 10th day of March 1987
Gerald W. Espey (SEAL)
Linda D. Espey (SEAL)
(SEAL)
(SEAL)

THE STATE of ALABAMA }
SHELBY COUNTY }
I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Gerald W. Espey and wife, Linda D. Espey
whose names / are 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 10th day of March 1987
Notary Public.

THE STATE of _____ }
_____ COUNTY }
I, _____, 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, 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

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STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT FILED

1987 MAR 12 PM 1:53

Judge of Probate

MORTGAGE DEED

Recording Fee \$
Deed Tax \$

This form furnished by
HARRISON, CONWILL, HARRISON
& JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

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1.00
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