

This instrument was prepared by

2658

(Name) Roberta J. Bahakel

(Address) 2015 2nd Avenue North, Birmingham, Alabama 35203

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Joseph M. Arledge and wife, Betty M. Arledge

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

Naomi Arledge

(hereinafter called "Mortgagee", whether one or more), in the sum of Thirty Five Thousand and no/100 Dollars (\$ 35,000.00), evidenced by one installment promissory note of even date herewith. Said note being payable in four (4) annual payments, with interest paid monthly, bearing interest at the rate of Eight and one half percent (8 1/2%). This note may be prepaid at any time in whole or in part without penalty.

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,

Joseph M. Arledge and wife, Betty M. Arledge

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:

The Southeast quarter of the Southeast quarter of Section 35, Township 21, Range 3 West. Also, two acres, more or less, in the Southeast corner of the Southwest quarter of the Southeast quarter of Section 35, Township 21, Range 3 West, the same being 70 yards wide East and West and 140 yards long North and South, situated in Shelby County, Alabama.

Four acres of land, more or less, in the Southwest quarter of the Southeast quarter of Section 35, Township 21, Range 3 West, more particularly described as follows: Beginning at a point on the South line of said Southwest quarter of Southeast quarter, which is 140 yards east of the Southwest corner of said Southwest quarter of Southeast quarter, said point being the Southeast corner of the "Moore Graveyard"; running thence East, along said South line, to a point 70 yards West of the Southeast corner of said Southwest quarter of Southeast quarter, said last mentioned point being the Southwest corner of the Thomas E. Lovelady lot thence North, perpendicular to said South line along the West line of said Lovelady lot, 40 yards, thence West, parallel with said south line to the Northeast corner of said "Moore Graveyard", being a point 140 yards East of the West line of said Southwest quarter of Southeast quarter, thence south along the east line of said Graveyard to the point of beginning, situated in Shelby County, Alabama.

SUBJECT TO: Taxes for the year 1987; all easements and right of ways of record.

JOHNSTON, CONWELL & HUGHES

2015 SECOND AVENUE NORTH
BIRMINGHAM, ALABAMA 35203
TELEPHONE (205) 322-6617

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

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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 Joseph M. Arledge and wife, Betty M. Arledge

have hereunto set our signatures and seal, this 23rd day of MARCH, 1987

Joseph M. Arledge (SEAL)
Joseph M. Arledge (SEAL)
Betty M. Arledge (SEAL)
Betty M. Arledge (SEAL)

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THE STATE of ALABAMA }
SHELBY COUNTY }

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph M. Arledge and wife, Betty M. Arledge

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 23rd day of March, 1987

Robert Marie Johnston Notary Public, ALABAMA

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, 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

1987 MAR 31 PM 12:04

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ _____
2. Mtg. Tax 52.50
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 58.50

MORTGAGE DEED

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

Return to: JOHNSTON, CONWELL & HUGHES

TO