

This instrument was prepared by 987

(Name) Youngblood Enterprises, Inc.
Post Office Box 147

(Address) Adamsville, Alabama 35005

Form 1-1-22 Rev. 1-66

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Willie H. Peal and wife, Carrie Elizabeth Peal

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to
Youngblood Enterprises, Inc.

(hereinafter called "Mortgages", whether one or more), in the sum
of Thirteen Thousand, Nine Hundred & Twenty-Seven Dollars and no/100-----Dollars
(\$ 13,927.00), evidenced by a certain promissory note of even date, payable to the order of the
Mortgagee, with interest thereon from the date thereof according to the terms of the Note
secured thereby; said principal and interest sum being payable according to the terms of
said Note, with the balance of said principal and interest being due and payable on the
1st day of October, 1994.

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,

Willie H. Peal and wife, Carrie Elizabeth Peal

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:

Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 12,
Township 20 South, Range 1 West; thence run West along the South line
of said 1/4-1/4 for 31.0 feet; thence 92 degrees 10 minutes 54
seconds right run North for 413.73 feet; thence 87 degrees 46 minutes
34 minutes left run 458.34 feet; thence 82 degrees 19 minutes 17 seconds
left run 58.65 feet to the point of beginning; thence 50 degrees 30
minutes 33 seconds right run 158.16 feet; thence 65 degrees 10 minutes
25 seconds left run 240.48 feet to the Northerly R/W of Shelby County
Highway 49; thence 86 degrees 28 minutes 35 seconds left run along said
R/W for 165.23 feet; thence 97 degrees 22 minutes 48 seconds left
run 317.76 feet to the point of beginning.

Situated in Shelby County, Alabama.

THIS MORTGAGE IS GIVEN TO CORRECT THE MORTGAGEE AS SHOWN IN THAT CERTAIN MORTGAGE
RECORDED IN REAL RECORD 091, PAGE 403, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.



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

BOOK 124 PAGE 551

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BOOK 124 PAGE 552

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

Willie H. Peal and wife, Carrie Elizabeth Peal

have hereunto set their signatures and seal, this 27th day of March, 19 87.

Willie H. Peal (SEAL)
Willie H. Peal (SEAL)
Carrie E Peal (SEAL)
Carrie Elizabeth Peal (SEAL)

THE STATE of ALABAMA }
COUNTY }
JEFFERSON

I, _____, a Notary Public in and for said County, in said State, hereby certify that Willie H. Peal and wife, Carrie Elizabeth Peal

whose name 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 bear date. Given under my hand and official seal this 27th day of March

Alonzo Bryant
Notary Public
STATE OF 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

1. Recording Fee \$ 5.00
2. Indexing Fee 1.00
TOTAL 6.00

MORTGAGE DEED

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1987 APR 13 AM 9:29
Thomas A. Sanderson
JUDGE OF PROBATE

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

Return to:

TO