

1214 ALABAMA REAL ESTATE MORTGAGE

Amount Financed \$ 5565.53

The State of Alabama, Shelby County. Know All Men By These Presents: That whereas, Steve Brand and his wife, Kathy Brand, Mortgagors are indebted on, their promissory note of even date, in the Amount Financed stated above, payable to the order of Norwest Financial Alabama, Inc., Mortgagee, evidencing a loan made to Mortgagors by Mortgagee. Said Note is payable in monthly instalments and according to the terms thereof, payment may be made in advance in any amount at any time and default in paying any instalment shall, at the option of the holder of the Note and without notice or demand, render the entire unpaid balance thereof at once due and payable, less any required refund or credit of interest.

NOW, THEREFORE, in consideration of said loan and to further secure the payment of said Note and any future Note or Notes executed and delivered to Mortgagee by Mortgagors at any time before the entire indebtedness secured hereby shall be paid in full, evidencing a refinancing of any unpaid balance of the Note above described, or renewal thereof, the Mortgagors hereby grant, bargain, sell and convey to the Mortgagee the following described real estate lying and being situated in Shelby County, State of Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

BOOK 141 PAGE 300

warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the aforegranted premises, together with the improvements and appurtenances thereunto belonging, unto the said Mortgagee, its successors and assigns forever.

UPON CONDITION, HOWEVER, that if Mortgagors shall well and truly pay, or cause to be paid, the said Note or Notes, and each and all of them, and each and every instalment thereof when due, then this conveyance shall become null and void. But should Mortgagors fail to pay the Note or Notes, or any instalment thereof when due, or if any covenant herein is breached, then Mortgagee, its successors, assigns, agent or attorneys are hereby authorized and empowered to sell the said property hereby conveyed at auction for cash, in front of the Court House door in the County in which the said property is located, first having given notice thereof for four successive weeks by publication in any newspaper published in the County in which said property is located, and execute proper conveyance to the purchaser, and out of the proceeds of said sale the Mortgagee shall retain enough to pay said Note or Notes and interest thereon, and the balance, if any, pay over the Mortgagors. The Mortgagee or its assigns are authorized to bid for said property and become the purchaser at said sale.

Mortgagors further specially waive all exemptions which Mortgagors now or hereafter may be entitled to under the Constitution and laws of this or any other State. Mortgagors agree to sell or transfer the aforegranted premises, or any part, without Mortgagee's prior written consent and any such sale or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof. Whenever the context so requires plural words shall be construed in the singular.

IN TESTIMONY WHEREOF, Mortgagors have hereunto set their hands and affixed their seals this 13th day of July, 19 87.

Witness: Joyce Weeks

Steve Brand (L.S.) SIGN HERE

Witness: M. N. Robinson

Kathy Brand (L.S.) SIGN HERE
(If married, both husband and wife must sign)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that Steve Brand and his wife, Kathy Brand whose name 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of July, 19 87.

D. A. M. [Signature]
Notary Public

This instrument was prepared by: Susan R. Henderson P O Box 36039 Hoover, AL 35236

Exhibit "A"

A parcel of land containing 1.45 acres, in the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Section 23, Thence run West along the north section line 304.68 feet to the point of beginning; thence continue last course 206.38 feet, thence turn left 68 deg. 50 min. 11 sec. and run southwest 210.40 feet to a point on the northerly right-of-way of Shelby County Hwy. #12, thence turn left 90 deg. 49 min. 49 sec. and run southeast along said right-of-way 301.09 feet, thence turn left 110 deg. 20 min. and run north 300.83 feet to the point of beginning.

Kathy Band
Kathy Band

BOOK 141 PAGE 301

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUL 20 PM 3:19

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	<u>8.40</u>
2. Mtg. Tax		<u>5.00</u>
3. Recording Fee		<u>1.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>15.40</u>