

This instrument was prepared by

MERCHANTS & PLANTERS BANK

P. O. Box 250, Montevallo, Alabama 35115

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS: That this mortgage made and entered into on the day the same bears date by and between
Charles Watson and wife, Ida Mae Watson
(hereinafter called "Mortgagors," whether one or more) and MERCHANTS & PLANTERS BANK, Montevallo, Alabama, a corporation
(hereinafter called "Mortgagee"), WITNESSETH:

Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof, as well as any extensions or renewals of said indebtedness or any part or portion thereof; and,

Whereas, Mortgagors may be or hereafter become further indebted to Mortgagee as may be evidenced by promissory note or notes or otherwise, and it is the intent of the parties hereto that this mortgage shall secure any and all indebtednesses of Mortgagors to Mortgagee, whether now existing or hereafter arising, due or to become due, absolute or contingent, liquidated or unliquidated, direct or indirect, and this mortgage is to secure not only the indebtedness evidenced by the note hereinabove specifically referred to, but any and all other debts, obligations or liabilities of Mortgagors to Mortgagee, now existing or hereafter arising, and any and all extensions or renewals of same, or any part thereof, whether evidenced by note, open account, endorsement, guaranty, pledge or otherwise.

NOW, THEREFORE, in consideration of the premises, said Mortgagors, and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagess the following described real estate, together with all improvements thereon and appurtenances thereto, situated in **Shelby** County, State of Alabama, to wit:

PARCEL I:

PARCEL 1.
A portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, more particularly described as follows: Beginning at a point on the Western boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 24, Range 12 East, where it intersects the Southern boundary of the right-of-way of the Montevallo and Calera Highway, and run Easterly along the Southern boundary of said Highway a distance of 300 feet, more or less, to a stake; run thence in a Southerly direction and parallel with the Western side of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 200 feet; run thence in a Westerly direction and parallel with the South boundary of said Highway 300 feet, more or less, to the Western boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, thence North 200 feet, more or less, to the point of beginning.

PARCEL II:

One-half acre of the Southeast corner of the Southeast Quarter of the Northwest Quarter, Section 31, Township 20, Range 2 East, Shelby County, Alabama. This property is the South one-half acre of the one acre conveyed to Rosa May Mathis in a deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 117, Page 322.

Situated in Shelby County, Alabama.

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To Have And To Hold the above granted property unto the said Mortgagor, Mortgagor's successors, heirs, and assigns forever; and for the purpose of further securing the payment of said indebtedness and any other indebtedness or indebtednesses secured by this mortgage, 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 Mortgagor, may at Mortgagor's option pay off the same; and to further secure said indebtedness and any other indebtedness or indebtednesses secured by this mortgage, 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 Mortgagor, with loss, if any, payable to said Mortgagor, as Mortgagor's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagor; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagor, then the said Mortgagor, or assigns, may at Mortgagor's option insure said property for said sum, for Mortgagor's own benefit, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagor for taxes, assessments or insurance, shall become a debt to said Mortgagor or assigns, additional to the debt hereby specially secured and any other indebtedness or indebtednesses secured by this mortgage, and shall be covered by this Mortgage, and bear interest from date of payment by said Mortgagor, or assigns, and be at once due and payable.

Upon condition, however, that if the said Mortgagors pay said promissory note and any renewals or extensions thereof, and pay all other indebtedness or indebtednesses secured by this mortgage, as hereinabove generally referred to, and if said Mortgagors reimburse said Mortgagor or assigns for any amounts Mortgagor 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 Mortgagor or assigns, or should said indebtedness evidenced by said promissory note or any other indebtedness or indebtednesses hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said Mortgagor or assigns in said property become endangered by reason of the enforcement of any prior 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 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 Mortgagor, 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 Mortgagor, 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 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 Mortgagor, 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 Mortgagor or assigns, for the foreclosure of this mortgage by Court action, should the same be so foreclosed, said fee to be a part of the debt hereby secured.

IN WITNESS WHEREOF, the undersigned Mortgagors

Charles Watson and wife, Ida Mae Watson

have hereunto set their signature and seal, this 28th day of August, 1987

Charles Watson (SEAL)

Ida Mae Watson (SEAL)

..... (SEAL)

..... (SEAL)

THE STATE of Alabama

Shelby COUNTY }

, a Notary Public in and for said County, in said State.

I, the undersigned hereby certify that Charles Watson and wife, Ida Mae Watson

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 28th day of August, 1987

M. A. Speer Notary Public.

THE STATE of

COUNTY }

, a Notary Public in and for said County, in said State.

I, the undersigned hereby certify that

whose name is 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. Deed Tax \$
 2. Mtg. Tax 37.50
 3. Recording Fee 5.00
 4. Indexing Fee 1.00
 TOTAL 43.50

STATE OF ALABAMA, 1987
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1987 SEP - 1 AM 10:44

Thomas A. Shandling, Jr.

JUDGE OF PROBATE

HANTS & PLANTERS BANK

P. O. Box 250

Montevallo, Alabama 35115

MORTGAGE