

ALABAMA REAL ESTATE MORTGAGE

1029

Amount Financed \$ 3450.43

The State of Alabama, Shelby County. Know All Men By These Presents: That whereas, Franklin D. Matherson and wife, Jessie Faye Matherson, 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:

A part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, being more particularly described as follows: Commence at the northwest corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 14 and run thence north 88 degrees 30 minutes east 532.6 feet; thence south 40 degrees east 111 feet; thence run south 15 degrees 30 minutes east 185 feet to the north right-of-way line of Elliottsville Rd to the point of beginning of the parcel being herein conveyed; thence run easterly along the north right-of-way line of said Elliottsville Road 140.0 feet to a point; thence run north 15 degrees 30 minutes west a distance of 296 feet, more or less, to the south line of the Kent property; thence run in a westerly direction parallel with the north right-of-way line of said Elliottsville road and along the south line of said Kent property to the northwest corner of the Robert Furline property and which is the east line of the Comer property; thence run south 18 degrees 30 minutes east a distance of 210 feet to the north right-of-way line of said Elliottsville road; thence run easterly along the north right-of-way line of said road to the point of beginning.

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 16th day of November 19 87

Witness: Paul D. Bush STATE OF ALA. SHELBY Franklin D. Matherson (L.S.) SIGN HERE

Witness: M. D. Robinson I CERTIFY THIS INSTRUMENT WAS FILED Jessie Faye Matherson (L.S.) SIGN HERE

1987 NOV 17 AM 8:29

STATE OF ALABAMA

Jefferson COUNTY Thomas A. Snowden Jr. JUDGE OF PROBATE

I, the undersigned authority, in and for said County in said State, hereby certify that Franklin D. Matherson and wife, Jessie Faye Matherson 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 16th day of November, 19 87

Norwest Fin.
Hoover

D. A. Matherson
Notary Public

This instrument was prepared by:

C. B., Agan
P. O. Box 36039

1. Deed Tax \$
2. Mtg. Tax 5.25
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 8.75

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