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This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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,

Monta Standridge, a married man

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

Nannie Lee Wyatt

(hereinafter called "Mortgagee", whether one or more), in the sum

Dollars

of Sixty Eight Thousand and no/100

(\$ 68,000.00), evidenced by one promissory installment Note of this date in the amount of \$ 68,000.00, with interest thereon from date at the rate of 8½% per annum, payable in accordance with the terms thereof.

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,

Monta Standridge

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:

BOOK 184 PAGE 738
The East 1/2 of the Southeast 1/4 of Section 8, Township 20 South, Range 2 East, Shelby County, Alabama; being situated in Shelby County, Alabama, described as:

Begin at the SE corner of the East 1/2 of the SE¼ of Section 8, Township 20 South, Range 2 East; thence run West along the South line of said 1/4 Section for 1320.29 feet to the SW corner of the E¼ of SE¼ of said Section; thence 90 deg. 00 min. 22 sec. right, run 2643.59 feet to the NW corner of said E¼; thence 90 deg. 03 min. 35 sec. right, run 1321.38 feet to the NE corner of said East 1/2; thence 89 deg. 57 min. 50 sec. right, run 2642.08 feet to the point of beginning; being situated in Shelby County, Alabama, according to survey of Thomas E. Simmons, Registered Land Surveyor, dated April 21, 1988.

Also, without warranty of title, the following described parcel:

That part of the SE¼ of NE¼ of Section 8, Township 20 South, Range 2 East which lies South of an existing fence, being more particularly described as follows: Begin at the SW corner of said SE¼ of NE¼ and run North along the West line of said ¼ ¼ Section a distance of 15.8 feet, more or less, to said existing fence; thence run Southeasterly along said existing fence a distance of 1321.38 feet, more or less, to the intersection of said existing fence or an extension thereof with the East line of said ¼ ¼ Section; thence run South along the East line of said ¼ ¼ Section to the SE corner of said ¼ ¼ Section; thence run West along the South line of said ¼ ¼ Section a distance of 1321.38 feet, more or less, to point of beginning.

SUBJECT TO:

(1) Mineral and mining lease from Nannie Lee Wyatt to Amoco Production Company as shown by instrument recorded in Deed Book 325, page 955 in Probate Office;

(2) Encroachment of fence on West side of subject property as shown by survey of Thomas E. Simmons dated April 21, 1988.

(3) Lease to Ophelia Wyatt and Terry Wyatt, as Lessees, dated February 1, 1988, during the term from February 1, 1988, until December 31, 1988, as provided therein.

The above described property constitutes no part of homestead of mortgagor or his spouse.

THIS IS A PURCHASE MONEY MORTGAGE

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

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

have hereunto set my signature and seal, this

16th day of May 19 88.

Monta Standridge (SEAL)
(Monta Standridge)
(SEAL)
(SEAL)
(SEAL)

THE STATE of ALABAMA
SHELBY COUNTY

184 PAGE 739 I, the undersigned
hereby certify that Monta Standridge

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

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 he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 16th day of May, 19 88.

Larrie Brasher Notary Public.

BOOK THE STATE of
COUNTY

, 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

88 MAY 17 AM 8:05

Thomas A. Standridge, Jr.
JUDGE OF PROBATE

1. Deed Tax \$
2. Mig. Tax 102.00
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 108.00

MORTGAGE DEED

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

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