

The State of Alabama }

Shelby County.

September 1, 1988

THIS INDENTURE, made and entered into this 159

by and between George W. Shaw, Jr., and Riggs Ricky Brasher

parties of the first part, hereinafter referred to as mortgagor, and Roy L. Grantham and wife Evelyn T. Grantham and Charles F. Turner and wife Wynell D. Turner

party of the second part, hereinafter referred to as mortgagee,

Witnesseth:

WHEREAS, the said George W. Shaw, Sr. and Riggs Ricky Brasher
justly indebted to the party of the second part in the principal sum of Sixty Thousand and No/100
(\$60,000.00)

as evidenced by note bearing even date herewith, payable as follows: Principal and Interest due the -
Day of 1993. Lots will be released for a payment of \$4,000.00 each which
will be applied first to interest due and balance to principal. 2,000.00 J.W. RAB. R.L.K.

This note is secured by a Mortgage of even date on 40 lots situated in
Shelby County as described in said mortgage.

with interest thereon from date hereof at the rate of 10 per centum per annum, as evidenced by separate interest notes.

NOW, THEREFORE, the parties of the first part, in consideration of the premises, and to secure the payment of said indebtedness and the compliance with all the stipulations herein contained, have bargained and sold, and do hereby grant, bargain, sell, alien, and convey unto the party of the second part, its successors and assigns, the following described real estate, lying and being situated in the town of Shelby County of the State of Alabama, to-wit:

Parcel #1 Begin at a point on the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 20, Township 19, Range 1 East, which point is 165' W of the NE corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence run South 264'; thence E 165' to the E line of said SW of the NW; thence S along the E line to the center line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence right angle W to the right of way of the power line of the Alabama Power Company; thence Northerly along said Alabama Power Company right of way line to the S line of the Florida Short Route Highway right of way thence Northeasterly along said right of way to a point which is 165' W of the E line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S and Parallel with the said E line to the point of beginning, containing 19.5 acres more or less in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 29.

PARCEL # 2 Begin at the intersection of the W line of the NW $\frac{1}{4}$ of the N $\frac{1}{2}$, S 29, T 19, R 1 E, with the S line of the Florida Short Route Highway right of way; run thence South along the 40 line to a point 265' South of the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, run thence W at a right angle 165'; thence N parallel with the E line of said 40 to the S line of the Highway right of way; thence Northeasterly to the point of beginning containing 5-2/3 acres, more or less in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$, Section 29,
EXCEPTED FROM THE ABOVE: Commence at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 29 and run N along the 40 acre line 400' to the point of beginning; thence turn an angle of 90° to the left and run 154.6 to a point; thence turn an angle of 58° right and run 543.5' to the South line of U.S. 280 (Florida Short Route); thence along the same East to the East line of said 40 acres; thence along the same South to the point of beginning.

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15521 Q. Rd. 280
Sterrett, A.P.
35147

Together with all the rights, privileges, tenements, and appurtenances thereunto belonging or in any wise appertaining, including screen windows and doors, gas, steam, electric and other heating, lighting and cooking apparatus, elevators, ice boxes, plumbing and other fixtures appertaining to the said premises, all of which shall be deemed realty and conveyed by this mortgage.

TO HAVE AND TO HOLD the said premises, and every part thereof, unto the mortgagee, its successors and assigns forever. And the undersigned covenant with the mortgagee that the undersigned are lawfully seized in fee simple of said premises and have a good right to sell and convey the same as aforesaid; that the said premises are free of all incumbrances and the undersigned will warrant and forever defend the title to the same unto the mortgagee, its successors and assigns, against the lawful claims of all persons whomsoever.

And for the purpose of further securing the payment of said indebtedness, the undersigned hereby agree to pay all taxes, assessments, or other liens taking priority over this mortgage, when imposed legally upon said premises, and should default be made in the payment of same, or any part thereof, said mortgagee, at its option, may pay the same; and to further secure said indebtedness first above named, and every portion thereof, the undersigned agree to keep said property continuously insured in such manner and in such

companies as may be satisfactory to the mortgagee, for at least \$_____ against loss by fire and \$_____ against loss by tornado, with loss, if any, payable to said mortgagee, as its interest may appear, and if the undersigned fail to keep said property insured as above specified, then the mortgagee may, at its option, insure said property for its insurable value against loss by fire and tornado, for its own benefit, the proceeds from such insurance, if collected to be credited on the indebtedness secured by this mortgage, less cost of collecting same, or, at the election of the mortgagee, may be used in repairing or reconstructing the premises; all amounts so expended by said mortgagee for insurance, or for the payment of taxes, assessments, or any other prior liens, shall become a debt due and at once payable, without demand upon or notice to any person, to said mortgagee, additional to the indebtedness hereby specially secured, and shall be secured by the lien of this mortgage, and shall bear interest from date of payment by said mortgagee, and at the election of the mortgagee, and without notice to any person, the mortgagee may declare the entire indebtedness secured by this mortgage due and payable, and this mortgage subject to foreclosure, and same may be foreclosed, as hereinafter provided.

The undersigned agree to take good care of the premises above described, and not to commit or permit any waste thereon, and to keep the same repaired, and at all times to maintain the same in as good condition as they now are, reasonable wear and tear alone excepted.

The undersigned agree that no delay or failure of the mortgagee to exercise any option to declare the maturity of any debt secured by this mortgage, shall be taken or deemed as a waiver of its right to exercise such option, or to declare such forfeiture, either as to any past or present default, and it is further agreed that no terms or conditions contained in this mortgage can be waived, altered or changed except as evidenced in writing, signed by the undersigned, and by the mortgagee, by an officer thereof.

After any default on the part of the mortgagor the mortgagee shall, upon bill filed or other proper legal proceedings being commenced for the foreclosure of this mortgage, be entitled, as a matter of right, to the appointment by any competent court or tribunal, without notice to any party, of a receiver of the rents, issues and profits of said premises, which power to lease and control the said premises, and with such other powers as may be deemed necessary.

UPON CONDITION, HOWEVER, That if the mortgagor pays said note and any renewals or extensions thereof, and all other indebtedness secured by this mortgage, and reimburses said mortgagee for any amount it may have expended in payment of taxes and insurance or other liens, and interest thereon, and shall do and perform all other acts and things herein agreed to be done, this conveyance to be null and void; but should default be made in the payment of any sum expended by the said mortgagee under the authority of any of the provisions of this mortgage, or should said indebtedness hereby secured, and any renewals or extensions thereof, or any part thereof, or any interest thereon, remain unpaid at maturity, or should the interest of said mortgagee 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, or should any law, either Federal or State, be passed imposing or authorizing the imposition of any specific tax upon this mortgage or the debt hereby secured, or permitting or authorizing the deduction of any such tax from the principal or interest secured by this mortgage, or by virtue of which any tax or assessment upon the mortgaged premises shall be chargeable against the owner of said mortgage, or should at any time any of the stipulations contained in this mortgage be declared invalid or inoperative by any court of competent jurisdiction, then, in any one of said events, the whole of the indebtedness hereby secured, or any portion or part of same as may not at said date have been paid, with interest thereon, shall at once become due and payable at the option of said mortgagee, and this mortgage be subject to foreclosure and may be foreclosed as now provided by law in case of past due mortgages; and the mortgagee shall be authorized to take possession of the premises hereby conveyed, and after giving twenty-one days' notice by publication once a week for three consecutive weeks, of the time, place and terms of sale, by publication in some newspaper published in the County wherein said property is located, to sell the same in front of the Courthouse door of the County wherein said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of said 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 may then be necessary to expend, in paying insurance, taxes and other incumbrances, with interest thereon; third, to the payment in full of the principal indebtedness and interest thereon, 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 mortgagor.

And the undersigned further agree that said mortgagee, its successors, or assigns, may bid at any sale had under the terms of this mortgage, and purchase said property, if the highest bidder therefor; and the undersigned further agree to pay a reasonable attorney's fee to said mortgagee, its successors or assigns, for the foreclosure of this mortgage, either under the power of sale contained herein, or by virtue of the decree of any court of competent jurisdiction, said fee to be a part of the debt hereby secured, and the purchaser at any such sale shall be under no obligation to see to the proper application of the purchase money.

In the event of a sale hereunder, the mortgagee, or owner of the debt and mortgage, or auctioneer, shall execute to the purchaser for and in the name of the undersigned a good and sufficient deed to the property sold.

The undersigned agree that the debt hereby secured shall at once become due and payable and this mortgage subject to foreclosure as herein provided, at the option of the holder hereof, when and if any statement of lien is filed under the statutes of Alabama relating to the liens of mechanics and materialmen, without regard to form and contents of such statement, and without regard to the existence or non-existence of the debt, or any part thereof, or of the lien, on which such statement is based.

Plural or singular words used herein to designate the undersigned, the parties of the first part, shall be construed to refer to the maker or makers of this mortgage, whether one or more persons, or a corporation; and all covenants and agreements herein made by the undersigned shall bind the heirs, personal representatives, successors and assigns of the undersigned, and every option, right and privilege herein reserved or secured to the mortgagee, shall inure to the benefit of its successors and assigns.

STATE OF ALA. SHELLEY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 SEP -2 AM 11:16

James W. Saunders, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ _____
2. Mtg. Tax 90.00
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 98.00

IN TESTIMONY WHEREOF, the undersigned have hereunto set their hands and seals, on this the day and year first above written,

Witnesses:

Ray A. Register
My Commission Expires February 17, 1990

George W. Shaw Jr. (Seal)
Riggs Ricky Brasher (Seal)
(Seal)
(Seal)