

8/25/88 51246

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MORTGAGE

THIS MORTGAGE is made this 26th day of August 1988, between the Grantor, Boyce A. Perry and wife, J. Diane Perry (herein "Borrower"), and the Mortgagee,

First Capital Mortgage Corporation
a corporation organized and existing under the laws of Alabama
whose address is Chase Corporate Center II, Suite 90 Birmingham, Alabama 35244 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 7,900.00 which indebtedness is evidenced by Borrower's note dated August 26th, 1988 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1st, 1998

To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby grant and convey to Lender and Lender's successors and assigns with power of sale, the following described property located in the County of Shelby State of Alabama:

Lot 16, according to the Survey of Monte Tierra, 1st Addition, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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which has the address of 16 Eddings Lane Montevallo
[Street] [City]
Alabama 35115 (herein "Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

ALABAMA—SECOND MORTGAGE—1/80—FNMA/FHLMC UNIFORM INSTRUMENT

Cambridge Title Form 3801

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage and deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. **Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. **Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. **Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. **Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. **Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. **Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. **Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. **Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. **Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. **Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of a default or any other defense of Borrower to acceleration and sale. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees.

If Lender invokes the power of sale, Lender shall mail a copy of a notice of sale to Borrower in the manner provided in paragraph 12 hereof. Lender shall publish the notice of sale once a week for three consecutive weeks in some newspaper published in SHELBY County, Alabama, and thereupon shall sell the Property to the highest bidder at public auction at the front door of the County Courthouse of said County. Lender shall deliver to the purchaser Lender's deed conveying the Property so sold. Lender or Lender's designee may purchase the Property at any sale. Borrower covenants and agrees that the proceeds of the sale shall be applied in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable attorneys' fees and costs of title evidence; (b) to all sums secured by this Mortgage; and (c) the excess, if any, to the person or persons legally entitled thereto.

18. **Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to the earlier to occur of (i) the fifth day before sale of the Property pursuant to the power of sale contained in the Mortgage or (ii) entry of a judgment enforcing the Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured shall remain in full force and effect as if acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collections of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Waiver of Homestead, Dower and Curtesy. Borrower hereby waives all rights of homestead exemption in the Property and relinquishes all right of dower and curtesy in the Property.

**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

Boyce A. Perry (Seal)
Boyce A. Perry -Borrower

J. Diane Perry (Seal)
J. Diane Perry -Borrower

____ (Seal)
____ -Borrower

____ (Seal)
____ -Borrower

(Sign Original Only)

STATE OF ALABAMA, Shelby County ss:

On this 26th day of August, 1988, I, the undersigned
a Notary Public in and for said county and in said state,
hereby certify that Boyce A. Perry and wife, J. Diane Perry
whose name(s) are signed to the
foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the
contents of the conveyance, they executed the same voluntarily and as their
act on the day the same bears date.

Given under my hand and seal of office this the 26th day of August, 1988

My Commission expires: 10-13-91

Lisa Anne Krusinski
Notary Public

This instrument was prepared by S. Kent Stewart of Stewart & Associates, P.C.
2700 Highway 280 South, Second Floor; Birmingham, Alabama 35223

(Space Below This Line Reserved For Lender and Recorder)

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Exhibit "B"

Rider to Second Mortgage

This Rider is made this 26th day of August, 19 88, and is incorporated in to, and shall be deemed to amend and supplement a Second Mortgage dated of even date herewith, given by the undersigned (herein "Borrower") to secure Borrower's Note to First Capital Mortgage Corporation a corporation organized under the laws of the State of Alabama (herein "Lender") and governing the Property described in the Mortgage.

Covenants: In addition to the covenants and agreements made in the Mortgage, Borrower and Lender further covenant and agree as follows:

24. Borrower shall faithfully and full comply with and abide by every term, covenant and condition of any superior mortgage or mortgages presently encumbering and encumbered property. A default of delinquency under and superior mortgage or mortgages shall automatically and immediately constitute a default under this mortgage. Lender is expressly authorized at its option to advance all sums necessary to keep any superior mortgage or mortgages in good standing, and all sums so advanced, together with interest at the interest rate set forth in the note secured hereby by the second mortgage, shall be subject to the provisions of Paragraph 25 of this instrument. Borrower agrees not to make any agreement with holder of any superior mortgage that in any way shall modify, change, alter or extend any of the terms or conditions of that superior mortgage, without the express written consent of Lender.
25. If Borrower fails to pay any charges or obligation required to be paid by Borrower by this instrument within the time set forth for payment, Lender shall have the right to pay the charge or obligation without waiving or affecting the option of Lender to consider this mortgage in default pursuant to the provisions of this instrument. Every payment so made shall bear interest from the date of payment at the interest rate set forth in the note secured by the Second mortgage. Every payment shall be deemed additional moneys owned by Borrower to Lender, shall be payable on demand of Lender and shall be secured by this mortgage.

IN WITNESS WHEREOF, Borrower has executed this Rider under seal.

Signed, sealed and delivered
in the presence of:

Lisa Anne Krusinski
NOTARY PUBLIC

My Commission expires: 10-13-91

Boyce A. Perry
Borrower - Boyce A. Perry
J. Diane Perry
Borrower - J. Diane Perry

ACKNOWLEDGEMENT AND WAIVER OF BORROWER'S RIGHTS

The undersigned Boyce A. Perry and wife, J. Diane Perry (herein "Borrower"), this 26th day of August, 19 88, in consideration of and as an inducement to First Capital Mortgage Corporation (herein "Lender"), simultaneously herewith making to Borrower a loan in the principal amount of \$ 7,900.00, evidenced by Borrower's Note of even date herewith in favor of Lender in the principal amount of said loan and secured by a Mortgage, simultaneously herewith executed by Borrower conveying the property known as:

16 Eddings Lane, Montevallo, Alabama 35115

(a more specific description of which property is attached hereto as Exhibit "A" and is incorporated herein by reference), does hereby specifically covenant, agree and acknowledge that the Mortgage:

1. Gives the Lender a private power of sale which Lender may exercise upon default by the Borrower without the necessity for Lender to obtain a prior judicial hearing (although Borrower may obtain such a judicial hearing to prevent a wrongful foreclosure).
2. Requires Lender to give notice of sale by public advertisement as required by Alabama law. For the purpose of satisfying the provisions of paragraph 17 of the Mortgage requiring the Lender to "give notice of sale by public advertisement for the time and in the manner prescribed by law." Borrower covenants and agrees that advertisement by Lender as to the time, place and terms of the sale once a week for three (3) weeks immediately preceding such sale, but without regard to the number of days, in a newspaper published in the county in which such above property is located or in a newspaper in which Sheriff's advertisements for such county are published, shall be sufficient to fully comply with the said provisions of paragraph 17.
3. Borrower further covenants and agrees:
3. Borrower waives any other rights which Borrower may have under the Fifth and Fourteenth Amendments to the Constitution of the United States, the various provisions of the constitutions for the several states, or by reason of any other applicable law, to additional notices and to judicial hearing prior to any foreclosure through power of sale by Lender.
4. That Lender is not required to provide a judicial or other hearing prior to acceleration of the note or foreclosure by power of sale under the Mortgage and that Borrower agrees to seek a judicial hearing at Borrower's initiative if Borrower believes Lender is foreclosing wrongfully.
5. That Borrower has read this agreement, the Mortgage the Note it secures, including the provisions therein regarding default, acceleration and foreclosure, and that all questions of Borrower regarding the Legal effect of said Mortgage and this agreement and the provisions thereof have been explained fully to Borrower and Borrower has been afforded an opportunity to consult counsel of Borrower's choice prior to the execution by Borrower of the Mortgage, the Note and this agreement.
6. That Borrower's execution of said Mortgage, this agreement and Note and Borrower's acceptance of the terms thereof is done knowingly intentionally, and willingly by Borrower as part of a bargained for loan transaction.
7. That Lender, its successors and assigns, may rely upon the terms and provisions of this agreement in making the aforesaid loan to Borrower, in disbursing the proceeds thereof and in enforcing the provisions of the Note and Mortgage.

In witness whereof, Borrower, having read and agreed to the foregoing terms and provisions, has hereunto affixed his hand and seal the day and year first above written.

I CERTIFY THIS
INSTRUMENT WAS FILED
88 SEP 13 AM 9:46

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Boyce A. Perry (SEAL)
BORROWER- Boyce A. Perry
J. Diane Perry (SEAL)
BORROWER- J. Diane Perry

Signed, sealed and delivered in the presence of:

1. Deed Tax \$
2. Mtg. Tax 11.85
3. Recording Fee 15.00
4. Indexing Fee 1.00
TOTAL 27.85

Lisa Anne Krusinski
NOTARY PUBLIC
My Commission expires: 10-13-91

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