

STATE OF ALABAMA

Shelby COUNTY.

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This instrument prepared by: Rita G. Cole of First Bank of Childersburg-Chelsea Branch
P.O. Box 374
Chelsea, Al 35043

THIS INDENTURE, Made and entered into on this, the 8th day of November, 1988 by and between

Richard A. Dender and wife, Jill L. Dender

hereinafter called Mortgagor (whether singular or plural); and

First Bank of Childersburg-Chelsea Branch hereinafter called the Mortgagee;

WITNESSETH: That, WHEREAS, the said

Richard A. Dender and wife, Jill L. Dender are

justly indebted to the Mortgagee in the sum of Ninety six thousand twenty six dollars and 95/100

\$96,026.95 evidenced as follows, to-wit:

Note dated November 8, 1988 1/a/o \$96,026.95

NOW, THEREFORE, IN CONSIDERATION of said indebtedness and any other indebtedness arising hereunder and in order to secure the same, and any other indebtedness now or hereafter owing to the Mortgagee by said Mortgagor, the Mortgagor does hereby grant, bargain, sell and convey unto Mortgagee the following described property, to-wit:

SEE ATTACHED EXHIBIT "A"

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TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, unto the Mortgagee, and the Mortgagee's successors and assigns, in fee simple.

And the Mortgagor does hereby covenant with the Mortgagee that the Mortgagor is lawfully seized in fee of said premises; that the Mortgagor has a good right to sell and convey the same; that said premises are free from incumbrance; and that the Mortgagor warrants, and will forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

This conveyance is upon condition, however, that, if the Mortgagor shall pay and discharge the indebtedness hereby secured as the same matures and shall perform the covenants herein contained, then this conveyance shall become null and void. But if the said Mortgagor should make default in the payment of any part of the indebtedness hereby secured or in the payment of the interest thereon, or should fail to keep any covenant in this mortgage contained, or should be adjudicated bankrupt, or if the improvements on said premises are damaged so as to make the insurance thereon or any part of said insurance payable, then, in the election of the Mortgagee, the entire indebtedness secured hereby shall become immediately due and payable, and failure to declare the entire indebtedness due in case of default shall not operate as a waiver of the right to declare the entire indebtedness due in the event of any subsequent default; and the Mortgagee, the Mortgagee's agent or attorney, is hereby authorized to take possession of the property hereby conveyed, and with or without possession thereof to sell said property at public outcry to the highest bidder, for cash, before the south door of the court house of Talladega County, Alabama, after giving notice of the time, place, and terms of sale by publication once a week for three successive weeks in some newspaper published in said County or by posting notice at three public places in said County.

In case of sale under the power herein contained, the Mortgagee or any person authorized in writing by the Mortgagee shall have power to execute a conveyance to the purchaser, conveying all the right, title, interest, and claim of the Mortgagor in and to said premises, either at law or in equity. The Mortgagee may purchase said property at any sale hereunder and acquire title thereto as could a stranger.

Out of the proceeds of sale the Mortgagee shall pay, first, the costs of advertising, selling, and conveying said property, together with a reasonable attorney's fee; secondly, the amount of the indebtedness due and owing to the Mortgagee hereby secured, together with the interest thereon, and any taxes, insurance premiums, or other charges that the Mortgagee may have paid as herein provided; and lastly, the surplus, if any, shall be paid to the Mortgagor, or the Mortgagor's heirs or assigns.

The Mortgagor covenants that the Mortgagor will pay all taxes and assessments which may lawfully be levied against the premises, and will deposit receipts therefor with the Mortgagee, and that the Mortgagor will insure, and keep insured the improvements thereon against loss by fire and tornado for not less than the indebtedness hereby secured, in some company acceptable to the Mortgagee, with loss payable to the Mortgagee as the Mortgagee's interest may appear, and will deposit with the Mortgagee the policies evidencing such insurance, and that the Mortgagor will protect said premises from waste and keep the same in good condition and repair; and in case of the failure of the Mortgagor to pay said taxes or assessments before the same, or any part thereof, become delinquent, or in case of failure to insure or keep insured in said amount the improvements on said property, or in case of failure to protect said premises from waste and keep the same in good condition and repair, the Mortgagee may, at the Mortgagee's option, either pay said taxes and assessments and purchase said insurance and protect said premises from waste and keep same in good condition and repair, or any of them and the amount of taxes, assessments, insurance premiums, repairs, and other expenditures, or any of them, as paid shall be secured by this conveyance as fully and to the same extent and under the same conditions as the indebtedness hereinabove described — or the Mortgagee may, at the Mortgagee's election, proceed to foreclose this mortgage, as is hereinabove provided.

Mortgagor agrees and stipulates that as against the collection of this said indebtedness the said Mortgagor does hereby waive all right of exemptions, both as to homestead and personal property, under the constitution and laws of the State of Alabama, or of any other state, or of the United States.

IN WITNESS WHEREOF, the Mortgagor has hereto set the Mortgagor's hand and seal, on this, the day and year herein first above written.

(L. S.)

[Signature]

(L. S.)

(L. S.)

[Signature]

(L. S.)

STATE OF ALABAMA, }
Shelby COUNTY }

I, the undersigned authority, in and for said County, in said State, hereby certify that.....
.....Richard A. Dender and wife, Jill L. Dender.....
whose names.....are.....signed to the foregoing conveyance, and who.....are.....known to me (or made 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 seal this the 8th day of November 19 88.

Reta G. Cofe
Notary Public

MY COMMISSION EXPIRES JULY 1, 1991

STATE OF ALABAMA, }
COUNTY }

I, the undersigned authority, in and for said County, in said State, do hereby certify that on the.....day of
.....19....., came before me the within named.....
known to me (or made known to me) to be the wife of the within named,
who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged
that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the
husband.

Given under my hand and seal this the.....day of.....19.....

Notary Public

EXHIBIT "A"

Begin at the NW corner of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 20 South, Range 1 West; thence run west along the north line of the SW 1/4 of the SW 1/4 as azimuth of 267 deg. 50 min. a distance of 8.42 feet to the center of a chert public road (Pumpkin Swamp Road); thence an azimuth of 00 deg. 24 min. northeasterly along the said centerline a distance of 676.12 feet; thence an azimuth of 25 deg. 30 min. northeasterly a distance of 146.12 feet along said centerline; thence an azimuth of 17 deg. 35 min. northeasterly along said centerline a distance of 108.70 feet to a point over two pipes in Spring Branch; thence an azimuth of 88 deg. 42 min. northeasterly along the said Spring Branch a distance of 160.0 feet; thence an azimuth of 62 deg. 19 min. Northeasterly along said Branch a distance of 351.6 feet; thence an azimuth of 88 deg. 42 min. Northeasterly a distance of 132.7 feet; thence an azimuth of 111 deg. 04 min. southeasterly a distance of 272.9 feet; thence an azimuth of 95 deg. 11 min. southeasterly a distance of 398.2 feet to the east line of the NE 1/4 of the SW 1/4 of said Section; thence an azimuth of 179 deg. 49 min. south along the said east line a distance of 1554.6 feet; thence an azimuth of 267 deg. 46 min. westerly along an old fence a distance of 676.61 feet; thence an azimuth of 179 deg. 42 min. southerly a distance of 220.02 feet to the northerly right of way of Shelby County Road Number 49; thence an azimuth of 314 deg. 37 min. northwesterly along a chord to a curve to the right, said curve having a radius of 936.85 feet and a Central Angle of 46 deg. 14 min., a distance of 558.78 feet to the P. T.; thence an azimuth of 331 deg. 57 min. northwesterly a distance of 108.08 feet along said right of way; thence an azimuth of 321 deg. 50 min. northwesterly along a chord of a curve to the left, said curve having a Radius of 1109.07 feet and a central angle of 17 deg. 14 min., a distance of 368.12 feet to the west line of SE 1/4 of SW 1/4; thence an azimuth of 359 deg. 25 min. north along the said west line a distance of 76.22 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING: Begin at the SW corner of the NE 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 1 West; thence run West an azimuth of 267 deg. 50 min. along the South line of the NW 1/4 of the SW 1/4 of said section a distance of 8.42 feet to the center of a chert public road (Pumpkin Swamp Road); thence an azimuth of 0 deg. 24 min. Northeasterly along the centerline of said road a distance of 326.42 feet to the point of beginning; thence proceed

(CONT'D EXHIBIT A)

Northeasterly along the previous course a distance of 349.7 feet; thence an azimuth of 25 deg. 30 min. Northeasterly along center of said road a distance of 146.12 feet; thence an azimuth of 17 deg. 35 min. Northeasterly a distance of 108.70 feet along the centerline of said road to a point over two pipes in Spring Branch; thence an azimuth of 88 deg. 42 min. Northeasterly along said branch a distance of 160.00 feet; thence an azimuth of 62 deg. 19 min. Northeasterly along branch a distance of 351.6 feet; thence an azimuth of 88 deg. 42 min. Northeasterly along branch a distance of 132.7 feet; thence an azimuth of 111 deg. 04 min. Southeasterly along branch a distance of 272.9 feet; thence an azimuth of 95 deg. 11 min. Southeasterly along said branch a distance of 398.2 feet to the East line of the Northeast 1/4 of the Southwest 1/4 of said Section; thence an azimuth of 179 deg. 49 min. South along the said East line a distance of 623.00 feet; thence an azimuth of 270 deg. 05 min. Westerly a distance of 1355.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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STATE OF ALA. SH. CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -2 PM 1:03

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	_____
2. Mtg. Tax		<u>144.15</u>
3. Recording Fee		<u>12.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>157.65</u>