

This instrument was prepared by

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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,

Morris L. Braden and Lisa L. Braden, husband and wife

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

Joseph E. Sartain, an unmarried man, and Ann Whetham, an unmarried woman

(hereinafter called "Mortgagee", whether one or more), in the sum of Five Thousand, Seven Hundred Sixty-Eight and no/100-----Dollars (\$ 5,768.00 ), evidenced by a real estate mortgage note of even date.

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,  
Morris L. Braden and Lisa L. Braden, husband and wife,

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:

From the NE corner of the NW 1/4 of NW 1/4, Section 34, Township 21 South, Range 1 East, Shelby County, Alabama, run West along the Section line 1226.3 feet to a point on the East right of way line of the existing paved county road; thence run South 27 degrees 22 minutes 10 seconds West 138.3 feet; thence run South 06 degrees 20 minutes 40 seconds West 2097.22 feet; thence run South 02 degrees 57 minutes 30 seconds West 275.63 feet; thence run South 80 degrees 06 minutes 34 seconds East 727.97 feet to a point on the South right of way line of County Road No. 28 and the beginning point of subject lot; from said point thus established, run along the South right of way line of said Highway 28, South 84 degrees 32 minutes 27 seconds East 208.71 feet; thence run South 07 degrees 38 minutes 45 seconds West 417.42 feet; thence run North 84 degrees 32 minutes 27 seconds West 208.71 feet; thence run North 07 degrees 38 minutes 45 seconds East 417.42 feet, back to the point of beginning.

According to survey of J.S. Pilkington, RLS #1304, dated March 31, 1989.

Situated in Shelby County, Alabama.

THIS IS A PURCHASE MONEY MORTGAGE.

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200 11 408

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

Morris L. Braden and Lisa L. Braden, husband and wife

have hereunto set their signature<sup>s</sup> and seal, this 18th day of April, 19 89.

*Morris L. Braden* (SEAL)  
Morris L. Braden

*Lisa L. Braden* (SEAL)  
Lisa L. Braden

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THE STATE of ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Morris L. Braden and wife, Lisa L. Braden

whose names are signed to the foregoing conveyance, and who are 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 18th day of April, 19 89.

*Paul F. [Signature]*  
Notary Public.

THE STATE of \_\_\_\_\_ }  
\_\_\_\_\_ COUNTY }

I, \_\_\_\_\_, 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 \_\_\_\_\_

STATE OF ALA. SHELBY CO. \_\_\_\_\_, Notary Public

I CERTIFY THIS INSTRUMENT WAS FILED

89 APR 19 AM 8:37

*Thomas A. [Signature]*  
JUDGE OF PROBATE

MORTGAGE DEED

Return to:

TO

1. Deed Tax	\$	
2. Mtg Tax		8.70
3. Recording Fee		5.00
4. Indexing Fee		2.00
TOTAL		15.70

THIS FORM FROM  
Buyers Title Insurance Corporation  
Title Guaranty Division  
TITLE INSURANCE - ABSTRACTS  
Birmingham, Alabama