This instrument was	prepared by	1426	·	
(Name) COY	M. COOPER of	Holt, Cooper & Upshaw		
(Address)529	Frank Nelson	Building, Birmingham, Al	abama 35203	
MORTGAGE LAND	TITLE COMPANY OF A	SABAMA, Birmingham, Alabama		
STATE OF ALABA!	MA }	KNOW ALL MEN BY THESI	PRESENTS: That Whereas,	
COUNTY OF SHEL	BY f		•	

JAMES E. BRADEN and wife, JEANETTE J. BRADEN, (hereinafter called "Mortgagors", whether one or more) are justly indebted, to K. M. COOPER and wife, DESS M. COOPER,

(hereinafter called "Mortgagee", whether one or more), in the sum of Seventy-Six Thousand and 00/100------Dollars (\$ 76,000.00), evidenced by one promissory note of even date herewith and payable according to 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,

JAMES E. BRADEN and wife, JEANETTE J. BRADEN,

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:

The NE 1/4 of SW 1/4 and the East 30 acres of the SE 1/4 of SW 1/4 of Section 15, Township 21 South, Range 1 East.

Situated in Shelby County, Alabama.

This is a purchase money mortgage given to the Mortgagee herein as part of the sales price for the above described tract and is signed and delivered of even date with the deed thereto.

To Have And To Hold the above granted property unto the said Mortgagee, Mortgagee's successors, heirs, and sasigns 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 weck 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

THE STATE of ALABAMA JEFFERSON LOOPE I. Coy M. Cooper A Notary Public in and for said County, in said States are constant of the conveyance, and who are known to me acknowledged before me on this that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears Given under my hand and official seal this 25th day of July I, A Notary Public in and for said County, in said States are corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day being informed of the contents of such conveyance, he, as such officer and with full authority, executed the same volunt for and as the act of said corporation. Given under my hand and official seal, this the day of ,19 Notary Public in and for said County, in said States are compared to the foregoing conveyance, and who is known to me, acknowledged before me, on this day being informed of the contents of such conveyance, he, as such officer and with full authority, executed the same volunt for and as the act of said corporation. Given under my hand and official seal, this the day of ,19 Notary Public in and for said County, in said States are compared to the foregoing conveyance, and who is known to me, acknowledged before me, on this day being informed of the contents of such conveyance, he, as such officer and with full authority, executed the same volunt for and as the act of said corporation. Notary Public in and for said County, in said States are conveyance, in the same volunt for and so the same volunt for a said County in said States are conveyance, in the same volunt for a said County in said States are conveyance, in the same volunt for a said County in said State	of this mortgage in Chance IN WITNESS WHERE		E. BRADEN and wife, J		
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Frank Nelson B Birmingham, Alabam HOLT 529 Return to:

JAMES E. JEANETTE

id wife BRADEN and J. BRADEN JOPER and COOPER COOPER K. M. DESS P

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MORTGAG

JUDGE OF PROBATE

1. Deed Tax

2. Mtg. Tax <u> 114.00</u>

3. Recording Fee 5.00

4. Indexing Fee 3.00 122.00 TOTAL

ABAMA 35203 317 NORTH 20th STREET COMPA BIRMINGHAM, AL