

State of Alabama

## Mortgage

FHA Case No.

011-3147113

The State of Alabama, }  
Jefferson County. } ss:

1422

Know All Men by These Presents:

That whereas the undersigned Jerry D. Nelems, Sr. and wife, Lisa A. Nelems  
of the City of Birmingham, County of Jefferson  
and State of Alabama, party of the first part (hereinafter called the Mortgagor),  
has become justly indebted unto COLONIAL MORTGAGE COMPANY, a corporation organized and existing under the laws of  
Alabama, party of the second part (hereinafter called the Mortgagee), in the full sum of

Fifty-Two Thousand Nine Hundred and no/100-----Dollars (\$ 52,900.00 ),  
money lent and advanced, with interest at the rate of Eight & 56/100ths per centum ( 8.56 % )  
per annum until paid, for which the Mortgagor has signed and delivered unto the said Mortgagee a certain promissory note bearing  
even date with these presents, the said principal and interest to be payable at the office of Colonial Mortgage Company, P.O. Box  
250C in Montgomery, Alabama 36142, or at such other place as the holder may designate in writing, in monthly installments of  
Four Hundred Nine and 01/100-----Dollars (\$ 409.01 ),  
commencing on the first day of October, 19 89, and on the first day of each month thereafter until the principal  
and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on  
the first day of September, 20 19.

Whereas the said Mortgagor is desirous of securing the prompt payment of said note and the several installments of principal, in-  
terest, and monthly payments hereinafter provided for, and any additional indebtedness accruing to the Mortgagee on account of any  
future payments, advances, or expenditures made by the Mortgagee as hereinafter provided:

Now, Therefore, in consideration of the premises and the sum of One Dollar (\$1) to the undersigned Mortgagor in hand paid by  
the Mortgagee, the receipt whereof is hereby acknowledged, and for the purpose of securing the prompt payment of said indebtedness  
as it becomes due the said Mortgagor does hereby grant, bargain, sell, and convey unto the said Mortgagee the following described  
real property situated in Shelby County, Alabama, to wit:

Lot 3, in Block 4, according to the Survey of Willow Glen, as recorded in  
Map Book 7, Page 101, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

The FHA Assumption Policy Rider and Alabama Housing Finance Authority Addendum to  
Mortgage is hereby incorporated by reference and made a part hereof as if set out  
fully herein.

The proceeds of this loan have been applied on the purchase price of the  
property described herein, conveyed to mortgagors simultaneously herewith.

together with the hereditaments and appurtenances thereunto belonging, and also together with all equipment and fixtures for heating  
and lighting now or hereafter installed therein by the Mortgagor.

To Have and to Hold the same with all the rights, privileges, and appurtenances thereunto belonging or in anywise appertaining un-  
to the said Mortgagee and assigns of the Mortgagee forever.

And the Mortgagor hereby covenants that they are seized of said real property in fee simple, and have a good right to sell  
and convey the same; that the property is free from all encumbrances and that the Mortgagor, and Mortgagor's heirs, executors,  
administrators, next-of-kin, and assigns will forever defend the same unto the Mortgagee and assigns against the claims of all persons  
whomsoever;

This form is used in connection with mortgages insured under the one-to-four family provisions of the National Housing Act which  
require a One-Time Mortgage Insurance Premium payment including section 203(b) and (l) in accordance with regulations for  
those programs.

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BOOK  
This Mortgage is Made, however, subject to the following covenants, conditions, and agreements, that is to say:

1. That the Mortgagor will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt, in whole or in part, on any installment due date.

(a) The mortgagee shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this mortgage to be immediately due and payable if all or a part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by the mortgagor, pursuant to a contract of sale executed not later than 24 months after the date of execution of this mortgage or not later than 24 months after the date of a prior transfer of the property subject to this mortgage, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner.

2. Together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until said note is fully paid, the following sums:

(a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefore divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes, and special assessments; and

(b) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

- (I) ground rents, taxes, special assessments, fire and other hazard insurance premiums;
- (II) interest on the note secured hereby;
- (III) amortization of the principal of said note; and
- (IV) late charges

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed four cents (4¢) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

3. If the total of the payments made by the Mortgagor under (a) of paragraph 2 preceding shall exceed the amount of the payments actually made by the Mortgagee for ground rents, taxes, assessments and insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Mortgagor, shall be credited on the subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under (a) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes, assessments, and insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor will pay to the Mortgagee any amount necessary to make up the deficiency, on or before the due date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such

indebtedness, credit to the account of the Mortgagor any balance remaining in the funds accumulated under the provisions of (a) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby or if the Mortgagee acquired the property otherwise after default, the Mortgage shall apply, at the time of commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (a) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note.

4. If the Mortgagee shall be made a party to any suit involving the title to the property hereby conveyed and employs an attorney to represent it therein, or if the Mortgagee employs an attorney to assist in settling or removing any cloud on the title to the property hereby conveyed that purports to be superior to the lien of this mortgage in any respect, the Mortgagor will pay to the Mortgagee, when the same becomes due, such attorney's fee as may be reasonable for such services, and if such fee is paid or incurred by the Mortgagee the same shall be secured by the lien of this mortgage in addition to the indebtedness specially secured hereby and shall bear interest from the date it is paid or incurred and shall be at once due and payable.

5. So long as any of the indebtedness secured hereby shall remain unpaid, in whole or in part, the Mortgagor agrees to keep said premises and the improvements thereon in good condition, and to pay all assessments that may be levied or accrue upon said property, and all other charges that may become liens upon said premises, and not to permit any lien, which might take precedence over the lien of this mortgage, to accrue and remain on said premises, or any part thereof, or on the improvements thereon.

6. The Mortgagor agrees to pay all taxes and assessments that may be assessed upon said property and all taxes except income taxes that may be assessed upon the Mortgagee's interest thereon or upon this mortgage or the moneys secured hereby, any law to the contrary notwithstanding. Upon any violation of this undertaking, or the passage of any law imposing upon the Mortgagee the payment of any part of the taxes aforesaid, or upon the rendition by any court of last resort of a decision that the undertaking to pay the taxes as aforesaid is legally inoperative, then in any such event, the debt hereby secured shall at the Mortgagee's option, become immediately due and payable, without deduction, any law heretofore or hereafter enacted to the contrary notwithstanding.

7. That the Mortgagor will keep the improvements now existing or hereafter erected on the mortgaged property, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, and premiums on such insurance provision for payment of which has not been made heretofore. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the mortgagee instead of the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

8. If the Mortgagor fails to insure said property as hereinabove provided, or to pay all or any part of the taxes or assessments levied, accrued, or assessed upon or against said property or the indebtedness secured hereby, or any interest of the Mortgagee in either, or fails to pay immediately and discharge any and all liens, debts, and/or charges which might become liens superior to the lien of this mortgage, the Mortgagee may, at its option, insure said property and/or pay said taxes, assessments, debts, liens, and/or charges, and any money which the Mortgagee shall have so paid or become obligated to pay shall constitute a debt to the Mortgagee additional to the debt hereby specially secured, shall be secured by this mortgage, shall bear legal interest from date paid or incurred, and, at the option of the Mortgagee shall be immediately due and payable.

9. No failure of the Mortgagee to exercise any option herein given to declare the maturity of the debt hereby secured shall be taken or construed as a waiver of its right to exercise such option or to declare such maturity by reason of any past or present default on the part of the Mortgagor; and the procurement of insurance or the payment of taxes or other liens, debts, or charges by the Mortgagee shall not be taken or construed as a waiver of its right to declare the maturity of the indebtedness hereby secured by reason of the failure of the Mortgagor to procure such insurance or to pay such taxes, debts, liens, or charges.

10. As long as any of the indebtedness hereby secured shall remain unpaid the Mortgagor will neither commit nor permit waste on the premises hereby conveyed; and upon the commission of any waste thereon the Mortgagee may, at its option, declare the entire indebtedness hereby secured to be at once due and payable. Nor will the Mortgagor remove any of the fixtures on the premises hereby conveyed so long as any of the indebtedness hereby secured shall remain unpaid.

11. If the Mortgagor shall make default in the payment of any of the indebtedness hereby secured, or in the performance of any of the terms or conditions hereby, all the rents, income, and profits from the premises are hereby transferred, assigned, set over, and conveyed to the Mortgagee, and the Mortgagee may proceed to collect the rent, income, and profits from the premises upon such default, either with or without the appointment of a receiver; but the Mortgagee shall not hereby become bound by the terms of any lease then existing on the premises by electing to collect the rents thereunder, but may at any time terminate the same. Any rents, income, and profits collected by the Mortgagee prior to foreclosure of this indebtedness, less the cost of collecting the same, including any real estate commission or attorney's fee incurred, shall be credited first, on the advances with interest thereon, then upon the interest, and the remainder, if any, upon the principal debt hereby secured.

12. That if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this mortgage, and the note secured hereby remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

13. Any promise made by the Mortgagor herein to pay money may be enforced by a suit at law, and the security of this mortgage shall not be waived thereby, and as to such debts the Mortgagor waives all right of exemption under the Constitution and laws of Alabama as to personal property and agrees to pay a reasonable attorney's fee for the collection thereof.

14. In consideration of the making of the loan secured by this mortgage, the Mortgagor, being all of the undersigned, covenant and agree that, in respect of the indebtedness secured hereby, they will forever waive, and they do hereby waive and give up all benefits, privileges, options, and rights of every kind and nature given to or which inure to the benefit or advantage of the undersigned, or either of the undersigned if more than one, under and by virtue of House Bill No. 422 of the Legislature of Alabama of 1935, enacted into law and approved on June 24, 1935, commonly referred to as the Deficiency Judgment Act; and further agree to waive and forego any like or similar rights, benefits, and options hereafter conferred upon mortgage debtors by law hereafter enacted; and further covenant and agree that the indebtedness hereby secured, and all extensions and renewals thereof, and this mortgage shall each be enforceable in accordance with their respective terms and conditions, without reference to and in spite of any provisions to the contrary in said Act of the Legislature of Alabama, and any and all other laws of like or similar purport which may hereafter be enacted.

15. The covenants, conditions, and agreements herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

16. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within ninety days from the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the ninety days' time from the date of this mortgage, declining to insure said note and this mortgage being deemed conclusive proof of such ineligibility), the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable. Notwithstanding the foregoing, this option may not be exercised by the Mortgagee when the ineligibility for insurance under the National Housing Act is due to the beneficiary's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development.

17. If the Mortgagor shall well and truly pay and discharge the indebtedness hereby secured as it shall become due and payable and shall do and perform all acts and agreements to be done and performed by the Mortgagor under the terms and provisions of this mortgage, then this conveyance shall be and become null and void.

18. But if the Mortgagor shall fail to pay, or cause to be paid, as it matures, the indebtedness hereby secured or any part thereof, according to the terms thereof, or if the Mortgagor shall fail to do or perform any other act or thing herein required or agreed to be done or performed, or if the interest of the Mortgagee in said property becomes endangered by reason of the enforcement of any prior lien or encumbrance thereon, then, in any such event, the whole indebtedness hereby secured shall immediately become due and payable and this mortgage subject to foreclosure, at the option of the Mortgagee, without notice; and the Mortgagee shall have the right and is hereby authorized to enter upon and take possession of said property, and after or without taking possession, to sell the same before the Courthouse door in the city of Columbiana, Shelby County of Shelby, Alabama.

at public outcry, for cash, first giving notice of the time, place, and terms of said sale by publication once a week for three successive weeks prior to said sale in some newspaper of general circulation published in said county, and, upon the payment of the purchase money, the Mortgagee or any person conducting said sale for it is authorized to execute to the purchaser at said sale a deed to the property so purchased, and such purchaser shall not be held to inquire as to the application of the proceeds of such sale. The Mortgagee may bid at the sale and purchase said property, if the highest bidder therefor.

19. The proceeds of said sale shall be applied: First, to the expenses of advertising and selling, including reasonable attorney's fees; second, to the repayment of any money, with interest thereon, which the Mortgagee may have paid or become liable to pay or which it may then be necessary to pay for taxes, assessments, insurance and/or other charges, liens, or debts hereinabove provided; third, to the payment and satisfaction of the indebtedness hereby specially secured with interest, but interest to date of sale only shall be charged; fourth, the balance, if any, shall be paid to the Mortgagor. If this mortgage be foreclosed in Chancery, reasonable attorney's fees for foreclosing the same shall be paid out of the proceeds of the sale.

Given under our hands and seals this the 21st day of August, 19 89

\_\_\_\_\_[Seal]\_\_\_\_\_  
 \_\_\_\_\_[Seal]\_\_\_\_\_

Jerry D. Nelems, Sr.  
 Lisa A. Nelems

State of Alabama,  
 Jefferson County } ss:

I, the undersigned, a notary public in and for said county, in said State, hereby certify that Jerry D. Nelems, Sr. and wife, Lisa A. Nelems

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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August 19 89

\_\_\_\_\_  
 Notary Public

This instrument was prepared by:

(Name) William H. Halbrooks (Address) 704 Independence Plaza  
 Birmingham, Alabama 35209mc

State of Alabama,  
 County } ss:

I, Judge of Probate Court of said County, do hereby certify that the foregoing conveyance was filed for registration in this office on the day of 19 , and was recorded in Vol. , Record of Deeds, pages on the day of 19 , at o'clock M.

Judge of Probate

Fee \_\_\_\_\_

\_\_\_\_\_  
 Ronnie J. Wynn, President  
 Colonial Mortgage Company  
 Montgomery, Alabama



**ALABAMA HOUSING FINANCE AUTHORITY**

**Single Family Mortgage Revenue Bond Program  
1989 Series B**

**ADDENDUM TO MORTGAGE  
(FHA LOANS ONLY)**

The Mortgagee, Colonial Mortgage Company,  
or such of its successors or assigns as may by separate instrument assume  
responsibility for assuring compliance by the Mortgagor with the provisions  
of this Addendum, may declare all sums secured by this mortgage to be  
immediately due and payable if:

(a) all or part of the property is sold or otherwise transferred (other  
than by devise, descent or operation of law) by Borrower ("Mortgagor") to a  
purchaser or other transferee:

- (i) who cannot reasonably be expected to occupy the property as  
a principal residence within a reasonable time after the sale  
or transfer, all as provided in Section 143(c) and (1)(2) of  
the Internal Revenue Code; or
- (ii) who has had a present ownership interest in a principal residence  
during any part of the three year period ending on the date  
of the sale or transfer, all as provided in Section 143(d) and  
(1)(2) of the Internal Revenue Code (except that the language "100  
percent" shall be substituted for "90 percent or more" where the  
latter appears in Section 143(d)(1); or
- (iii) at an acquisition cost which is greater than 90 percent of the  
average area purchase price (greater than 110 percent for targeted  
area residences), all as provided in Section 143(e) and (1)(2) of  
the Internal Revenue Code; or
- (iv) whose family income exceeds 115% (100% in the case of family size  
of less than 3 persons) of applicable median family income (140%  
for a family) (120% in the case of family size of less than 3  
persons in a targeted area residence), all as provided in  
Section 143(f) and (1)(2) of the Internal Revenue Code; or

(b) Borrower ("Mortgagor") fails to occupy the property described in the  
Mortgage without Lender's ("Mortgagee's") prior written consent; or

(c) Borrower ("Mortgagor") omits or misrepresents a material fact in an  
application for this mortgage.

References are to the 1986 Internal Revenue Code in effect on the  
date of execution of the mortgage and are deemed to include the implementing  
regulations.

In witness whereof, the Borrower ("Mortgagor") has executed this Addendum on this 21st day of August, 1989.

Signature: Jerry D. Nelems, Sr.

Printed: Jerry D. Nelems, Sr.

Signature: Lisa A. Nelems

Printed: Lisa A. Nelems

STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a notary public in and for said county, in said State, hereby certify that Jerry D. Nelems, Sr. and Lisa A. Nelems whose name(s) is/are signed to the foregoing Addendum to Mortgage, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Addendum to Mortgage, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 1989.

(SEAL)

William H. Halbrook  
Notary Public

My Commission Expires: 4/21/92

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WILLIAM H. HALBROOKS  
SUITE 704 PLAZA  
#1 INDEPENDENCE AL 35209  
BIRMINGHAM.

FHA ASSUMPTION POLICY RIDER

THIS RIDER is made this 21st day of August, 1982, and is incorporated into and shall be deemed to amend and supplement Paragraph 1(a) of the Mortgage, Deed of Trust, or Security Deed ("Mortgage"), of even date herewith, given by the undersigned ("Mortgagor") to secure Mortgagor's Note ("Note"), of even date herewith, to Colonial Mortgage Company ("Mortgagee"), covering the premises described in the Mortgage and located at 431 Meadowlark Place, Alabaster, Alabama 35007

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The mortgagee shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this mortgage to be immediately due and payable if all or a part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by the mortgagor, pursuant to a contract of sale executed not later than 12 months after the date on which the mortgage is executed, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner. (If the property is not the principal or secondary residence of the mortgagor, "24 months" must be substituted for "12 months".)

BY SIGNING BELOW, Mortgagor(s) accepts and agrees to the terms and covenants contained in this Rider.

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

89 AUG 31 AM 10:33

*Thomas A. Saunders, Jr.*  
JUDGE OF PROBATE

*Jerry D. Nelems, Sr.*  
Mortgagor Jerry D. Nelems, Sr. (Seal)

*Lisa A. Nelems*  
Mortgagor Lisa A. Nelems (Seal)

1. Deed Tax \$  
2. Mtg. Tax 19.35  
3. Recording Fee 17.50  
4. Indexing Fee 1.00  
TOTAL 100.85