

This instrument was prepared by

3896  
**Harrison, Conwill, Harrison & Justice**

P. O. Box 557  
Columbiana, Alabama 35051

**MORTGAGE—**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Wayne Edward Watts and wife, Alice Caron Watts

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

Lois B. Blackmon Reach and husband, Walker Reach

(hereinafter called "Mortgagee", whether one or more), in the sum  
of Fifty-Six Thousand and no/100----- Dollars  
(\$ 56,000.00 ), evidenced by one promissory note of even date , and according  
to the terms and conditions of said note.

BOOK  
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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,

Wayne Edward Watts and wife, Alice Caron Watts

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:

Lot 3 of Sector 1 of the Resurvey of the First Addition to the J.G. Lacey Subdivision. As recorded in Map Book 4, page 58, in the Probate Office of Shelby County, Alabama, and being a part of the N $\frac{1}{2}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 2, Township 21 South, Range 3 West.  
ALSO, Lot 4, Sector 1, Resurvey of First Addition to the J.G. Lacey Subdivision, in Section 2, Township 21 South, Range 3 West. Lot 100' x 190'.

ALSO, begin at the SW corner of Lot 3, Sector One of the Resurvey of the First Addition to the J.G. Lacey Subdivision as recorded in Map Book 4, page 58, in the Office of the judge of Probate of Shelby County, Alabama; thence East along the South line of lots 3 and 4 of said Survey a distance of 201.49 feet to the SE corner of Lot 4; thence turn an angle to the right of 78 deg. 51 min. 30 sec. and run South a distance of 20.38 feet to a point on the North line of Lot 7, Sector Two, Resurvey of First Addition to the J.G. Lacey Subdivision as recorded in Map Book 5, page 8, in the Office of Probate Judge of Shelby County, Alabama, which is 141.06 feet West of the NE corner of said Lot 7; thence West along the North line of part of Lot 7, all of Lot 8 and part of Lot 9 of the said Second Sector a distance of 198.96 feet to a point 50 feet West of the NW corner of Lot 8; thence turn an angle to the right of 88 deg. 00 min. and run North a distance of 20.01 feet to the point of beginning. The previously described tract being a part of the Private Drive shown as Part of Lot 9, Second Sector Resurvey of First Addition to J.G. Lacey Subdivision.

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

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 in subject to foreclosure as now provided by law in case of past due mortgages, and 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 Wayne Edward Watts and wife, Alice Caron Watts

have hereunto set their signatures and seal, this 17<sup>th</sup> day of

October, 1989

I CERTIFY THIS INSTRUMENT WAS FILED

89 OCT 18 PM 2:52

Wayne Edward Watts (SEAL)

Wayne Edward Watts (SEAL)

Alice Caron Watts (SEAL)

Alice Caron Watts (SEAL)

JUDGE OF PROBATE

THE STATE of Alabama }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Edward Watts and wife, Alice Caron Watts

whose name 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 17<sup>th</sup> day of October, 1989

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, 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

\*and should the undersigned fail to pay said taxes or assessments, or fail to keep said property insured as above specified, or fail to deliver said policies to said Mortgagee, then the said Mortgagee, or assigns, may at the Mortgagee's option declare the whole of said indebtedness secured by this mortgage to be due and payable and may proceed with foreclosure as provided above, even if Mortgagee has elected to pay such amounts.

TO

MORTGAGE DEED

1. Deed Tax -----	\$	84.00
2. Mtg. Tax -----	\$	5.00
3. Recording Fee -----	\$	3.00
4. Indexing Fee -----	\$	1.00
5. No Tax Fee -----	\$	
6. Certified Stamp Fee --	\$	
Total -----	\$	93.00

Recording Fee  
Deed Tax \$

This form furnished by  
HARRISON, CONWILL, HARRISON  
& JUSTICE  
P. O. Box 557  
Columbiana, Alabama 35051