

STATE OF ALABAMA
COUNTY.

} Shelby

492

THIS INDENTURE, Made and entered into on this, the 2nd day of November 1989 by and between
Coy B. Brasher and Annie Ruth Brasher

hereinafter called Mortgagor (whether singular or plural); and
First Bank of Childersburg hereinafter called the Mortgagee;

WITNESSETH: That, WHEREAS, the said Coy B. Brasher and Annie Ruth Brasher
are

justly indebted to the Mortgagee in the sum of Eight Thousand Six hundred thirty three and
38/100----- (8633.38) ----- evidenced as follows, to-wit:

BOOK 265 PAGE 223

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:

Commence at the NE corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 11, Township
18, Range 1 East and run thence South 415 feet to the starting
point of the following described parcel of land; thence West 611.5
feet to a point; thence Northwesterly a distance of 249 feet to the
West right of way line of the Montevallo Road to a point 310.5 feet
Southwesterly along said right of way from the North line of SW $\frac{1}{4}$ of
SE $\frac{1}{4}$ of said Section 11; thence run Northeasterly along said road
right of way a distance of 310.5 feet to the North line of said
 $\frac{1}{4}$ Section; thence run Southeasterly 600 feet to the point of
beginning.

✓ First Bank of
Childersburg

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.) *Ray S. B...* (L. S.)

Anna Ruth Brashe (L. S.)

BOOK 265 PAGE 224

Begin at the Northeast corner or the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18. Township 18 South. Range 2 East and run thence South along the East line of said quarter-quarter section a distance of 330 feet to a point; thence turn right 90 deg. 51 min. and run West a distance of 210 feet; thence run North along the East line of property of Curtis Garlene Allen and Wife, Edna Allen, a distance of 330 feet, more or less, to the Northeast corner of said Curtis Garlene Allen and wife, Edna Allen property; thence run East a distance of 211 feet to the point of beginning, according to survey of Evander E. Peavy, Registered Land Surveyor, dated February 23, 1974, containing 1 $\frac{1}{2}$ acres, more or less.

BOOK 265 PAGE 225



P. O. DRAWER K
VINCENT, ALABAMA 35178

STATE OF ALABAMA, }
COUNTY } Shelby

I, the undersigned authority, in and for said County, in said State, hereby certify that Coy B. Brasher
and Annie Ruth Brasher

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, have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 2nd day of November 1989.

G. Faye McGuire
Notary Public

My Commission Expires on 12/31/90

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

BOOK 265 PAGE 226

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

89 NOV -8 AM 9:45

Thomas G. Landon, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$	
2. Mtg. Tax -----	\$	13.05
3. Recording Fee -----	\$	10.00
4. Inst. Fee -----	\$	3.00
5. Notary Fee -----	\$	
6. Certified Stamp Fee --	\$	1.00
Total -----	\$	27.05