

17.15

REAL ESTATE MORTGAGE

997

FIRST NATIONAL LOANS, INC. - LENDER

3083 Pelham Parkway
Pelham, AL 35124

DATE OF NOTE AND THIS MORTGAGE 12-4-89	AMOUNT OF NOTE 3061.00	FIRST PAYMENT DUE DATE 1-22-90	FINAL PAYMENT DUE DATE 12-22-92
NOTE PAYABLE IN 36 MONTHLY PAYMENTS	MONTHLY PAYMENTS (EXCEPT FINAL) 85.03	FINAL PAYMENT EQUAL IN ANY CASE TO UNPAID BALANCE OF NOTE	
MORTGAGORS (NAMES AND ADDRESS): Willie Jean Lee and wife, Rosie Mae Lee aka Willie Gene Lee, Sr. P. O. Box 187 Shelby, AL 35143			

This Real Estate Mortgage prepared by:

Robbie Roy
3083 Pelham Parkway
Pelham, AL 35124

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STATE OF ALABAMA, SHELBY COUNTY:

KNOW ALL MEN BY THESE PRESENTS: That the Mortgagors above named are indebted on their Promissory Note above described, payable to the order of the above named Mortgagee, at its address shown above and evidencing a loan made there by said Mortgagee. Said Note is payable in monthly installments and according to the terms thereof, payment may be made in advance in any amount at any time and default in making any monthly payment shall, at the option of the holder of the Note and without notice or demand, render the entire unpaid balance thereof and accrued interest thereon at once due and payable; and said Note shall bear interest at the rate of 8% per annum from maturity until fully paid.

NOW, THEREFORE, in consideration of said loan and to further secure the payment of said Note and any future Note or Notes executed and delivered to Mortgagee by Mortgagors at any time before the entire indebtedness secured hereby shall be paid in full, evidencing either a future loan by Mortgagee or a refinancing of any unpaid balance of the Note above described, or renewal thereof, or both such future loans and refinancing, but not exceeding a total indebtedness at any one time of \$4000, the Mortgagors hereby grant, bargain, sell and convey to the Mortgagee the following described real estate lying and being situated in SHELBY County, State of Alabama, to-wit: Beginning on the West side of the Johnson Road leading from Columbiana to Shelby, at an iron stob, which is the southeast corner of Walter and Beatrice Robinson land, and run West 435 feet along the line of the Storrs land; thence north 216 feet 10 inches to a point of beginning; thence continue along the same North line 116.8 feet; thence East 435 feet, more or less, along the lands of Walter and Beatrice Robinson thence South along said Johnson Road 116.8 feet; thence West along the North line of property conveyed to Fate Bryant and wife, Doris Bryant, 435 feet, more or less, (Cont'd on reverse)

TO HAVE AND TO HOLD the aforesaid premises, together with the improvements and appurtenances thereunto belonging, unto the said Mortgagee, its successors and assigns forever.

UPON CONDITION, HOWEVER, that if Mortgagors shall well and truly pay, or cause to be paid, the said Note or Notes, and each and all of them, and each and every installment thereof when due, then this conveyance shall become null and void. But should Mortgagors fail to pay the Note or Notes, or any installment thereof when due, then Mortgagee, its successors, assigns, agents or attorneys are hereby authorized and empowered to sell the said property hereby conveyed at auction for cash, in front of the Court House Door in the County in which the said property is located, first having given notice thereof for four successive weeks by publication in any newspaper published in the County in which said property is located, and execute proper conveyance to the purchaser, and out of the proceeds of said sale the Mortgagee shall first pay all expenses incident thereto, together with a reasonable attorney's fee, then retain enough to pay said Note or Notes and interest thereon, and the balance, if any, pay over to the Mortgagors. The Mortgagee or its assigns are authorized to bid for said property and become the purchaser at said sale. Attorney's fee limited to 15% of the unpaid balance at the time of default.

Mortgagors further specially waive all exemptions which Mortgagors now or hereafter may be entitled to under the Constitution and laws of this or any other State. Whenever the context so requires plural words shall be construed in the singular.

IN TESTIMONY WHEREOF, Mortgagors have hereunto set their hands and affixed their seals this 4th day of

CAUTION - It is Important That You Thoroughly Read The Contract Before You Sign It.

December 19 89

Witness: [Signatures]

Willie Jean Lee (S.S.) SIGN HERE
Rosie Mae Lee (S.S.) SIGN HERE
(If married, both husband and wife must sign)

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that Willie Jean Lee and wife, Rosie Mae Lee, (aka Willie Gene Lee, Sr.) whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of December 19 89

[Signature] Notary Public

Account No.

to the point of beginning. Being in the SE $\frac{1}{4}$ of Section 35, Township 21, Range 1 West, and contains 1 $\frac{1}{6}$ acres, more or less.

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

89 DEC 15 AM 10:28

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>4.65</u>
2. Mig. Tax -----	\$	<u>5.00</u>
3. Recording Fee -----	\$	<u>3.00</u>
4. Notary Fee -----	\$	<u>1.00</u>
5. -----	\$	<u>0.00</u>
6. -----	\$	<u>0.00</u>
Total -----	\$	<u>13.65</u>

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