

2/58
This instrument was prepared by

(Name) Gerald D. Colvin Jr.

(Address) 317 20th St. N. Birmingham, Al. 35203

Form 1-1-22 Rev. 1-66

MORTGAGE-LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

GERALD D. COLVIN, JR.

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

JOSEPH A. BAREFOOT and JAMES M. BAREFOOT

(hereinafter called "Mortgagee", whether one or more), in the sum of Two Hundred Twenty-One Thousand, Five Hundred Seventy-Five----- Dollars (\$ 221,575.00), evidenced by a real estate mortgage note executed contemporaneously herewith.

BOOK 276 PAGE 784
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, GERALD D. COLVIN, JR.

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:

Commence at the southwest corner of the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West; thence run east along said quarter section line - also being the section line - 985.56 feet to a found 1" open pipe on the southeast R.O.W. line of Oak Mountain Park Road, said point being the Point of Beginning; thence 48° 42' 36" left 69.83 feet along said R.O.W. to the P.C. of a northerly concave curve to the right whose central angle is 59° 59' 09", radius of 634.30 feet, and length is 664.08 feet; thence continue along the tangent of the curve from the P.T. 27.93 feet to a found 1" open pipe; thence 47° 08' 28" right 297.09 feet leaving said road R.O.W. to a found "crow's foot in a rock; thence 120° 26' right 87.89 feet to a found 1" open pipe; thence 1° 40' 05" right 334.75 feet to a found iron; thence 0° 47' 37" right 55.24 feet to a found iron; thence 1° 18' 41" left 351.83 feet to the point of beginning. Said parcel contains 3.62 acres more or less.

Subject to easements and restrictions of record.

1. The real estate mortgage note given in connection with this mortgage may be prepaid at any time without the imposition of any penalty upon the mortgagor.

2. The mortgagor agrees that no permanent improvements shall be placed on the mortgaged property prior to full payment of this mortgage, nor shall any grading, clearing, cutting of timber, excavating or any other changes be made to said property during the pendency of this mortgage.

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 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 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 GERALD D. COLVIN, JR.

have hereunto set his signature and seal, this 30th day of January, 19 90

Gerald D. Colvin, Jr. (SEAL)
(SEAL)
(SEAL)
(SEAL)

THE STATE of ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GERALD D. COLVIN, JR.

whose name 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 has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 30th day of January, 19 90.

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, being 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

Notary Public

1. Deed Tax	\$
2. Mtg. Tax	\$ 332.40
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 341.40

MORTGAGE DEED

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JAN 31 AM 11:31
JUDGE OF PROBATE

THIS FORM FROM
Buyers Title Insurance Corporation
Title Guarantee Division
TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama

Return to: Gerald D. Colvin Jr.
P.O. Box 370404
Birmingham AL 35237

TO
Joseph A. Barefoot
James M. Barefoot