

This instrument was prepared by:

(Name) ✓ Daniel M. Spitler, P.C.

(Address) 108 Chandalar Drive
Pelham, AL 35124

MORTGAGE

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Janice C. Spitler, wife of Daniel M. Spitler,

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

Allen L. Spitler and/or Norma Spitler,

(hereinafter called "Mortgagee", whether one or more), in the sum

of Seventy-One Thousand One Hundred Seventy-One and 62/100 ----- Dollars
(\$ 71,171.62), evidenced by promissory note of even date herewith.

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, Janice C. Spitler and husband, Daniel M. Spitler,

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:

See Exhibit "A" attached and incorporated herein for legal description of property included in this mortgage.

Subject to existing easements, restrictions, limitations, rights-of-way, if any, of record.

This is a purchase money mortgage

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

BOOK 321 PAGE 533

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 sums 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 the 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 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 Janice C. Spitler, and husband, Daniel M. Spitler,

have hereunto set our signature s and seal, this 30th day of November, 1990.
Janice C. Spitler (SEAL)
Daniel M. Spitler (SEAL)
(SEAL)
(SEAL)

THE STATE of ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Janice C. Spitler and husband, Daniel M. Spitler whose names aresigned 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 theyexecuted the same voluntarily on the day the same bears date. Given under my hand and official seal this 30th day of November, 1990.

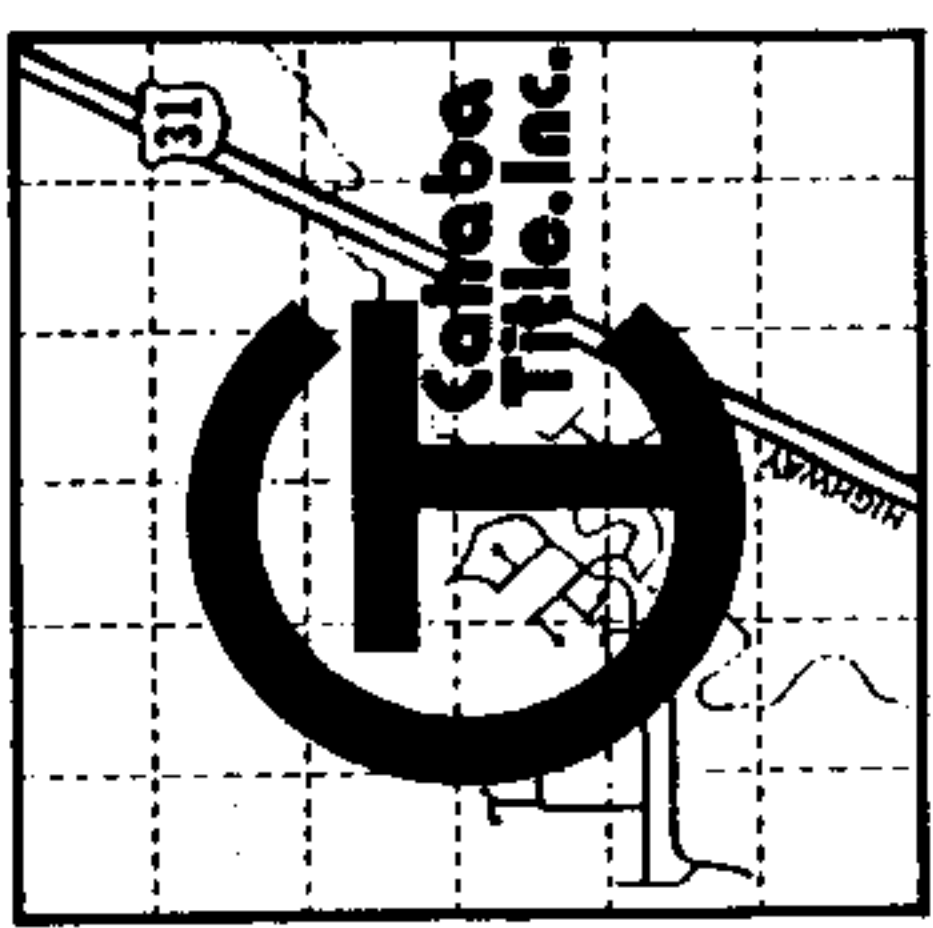
Notary Public

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 day of 19 Notary Public

Return to:

TO
MORTGAGE
STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by
Cahaba Title, Inc.
2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600
LOCATED IN RIVERCHASE

EXHIBIT "A"

Lot 15, according to the survey of Chandalar South, First Sector, as recorded in Map Book 5 page 106 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO, a parcel of land located in the SE 1/4 of the SW 1/4 of Section 1 Township 20 South, Range 3 West, Shelby County, Alabama, lying South of and adjacent to Lot 15, of Chandalar South, First Sector, as recorded in Map Book 5 page 106 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of said Lot 15; thence in a Southerly direction along the extension of the West line of said Lot 15, a distance of 16.14 feet thence 92 deg. left, in an Easterly direction, a distance of 125.13 feet; thence 63 deg. 30 min. left, in a Northeasterly direction, a distance of 102.12 feet, said point being on the Southeast line of said lot 15; thence in a Southwesterly direction, along the Southeast line of said Lot 15, a distance of 193.65 feet to the point of beginning; being situated in Shelby County, Alabama.

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

90 DEC 10 PM 12:55

JUDGE OF PROBATE

1. Deed Tax	\$ 106.80
2. Adm. Tax	\$ 7.50
3. Prob. Fee	\$ 3.70
4. Notary Fee	\$ 1.00
5. Certified Copy	\$ 1.00
Total	\$ 118.30