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JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

MORTGAGE—

STATE OF ALABAMA
Shelby

COUNTY } KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Crest Builders, Inc., an Alabama Corporation,

(hereinafter called "Mortgagors", whether one or more) are justly indebted, to
Roger Dale Massey, a married man,

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

of Thirty-Thousand and Five Hundred and 00/100 Dollars
(\$ 30,500.00), evidenced by Promissory Note of even date herewith

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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,

Crest Builders, Inc.,

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 12, according to the survey of Olde Towne Forest, 2nd Addition, as recorded in Map Book 12, page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements and restrictions of record.
Subject to mineral and mining rights if not owned by Grantor.

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

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 Hugh S. Gwin, President of Crest Builders, Inc.

have hereunto set my signature and seal, this 8th day of January, 1991.

day of January

Hugh S. Gwin (SEAL)

Hugh S. Gwin, President

Crest Builders, Inc. (SEAL)

_____ (SESL)

_____ (SEAL)

THE STATE of Alabama
Shelby ..

COUNTY }

I, J. Michael Joiner, a Notary Public in and for said County, in said State,
hereby certify that Hugh S. Gwin, as President of Crest Builders, Inc.,

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, as President executed the same voluntarily on the day the same bears date.

19 91

Given under my hand and official seal this 8th day of January, 19. 91

~~J. Michael Joiner~~

THE STATE of

COUNTY }

, 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 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____
STATE OF ALA. SHELBY CO., Notary Public

I CERTIFY THIS INSTRUMENT WAS FILED

91 JAN 10 AM 9:56

JUDGE OF PROBATE

1. Deed Tax	—	—	—	45.75
2. Mtg. Tax	—	—	—	5.00
3. Recording Fee	—	—	—	3.00
4. Indexing Fee	—	—	—	—
5. No Tax Fee	—	—	—	1.00
6. Certified Fee	—	—	—	—
Total	—	—	—	54.75

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MORTGAGE DEED

Recording Fee \$
Deed Tax \$

This form furnished by



JEFFERSON TITLE CORPORATION

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