

ALABAMA REAL ESTATE MORTGAGE

Amount Financed \$ 6160.10

13.90

The State of Alabama, Shelby County. Know All Men By These Presents: That whereas, James Howard Sims and wife Nancy Sims Mortgagors are indebted on, their promissory note of even date, in the Amount Financed stated above, payable to the order of Norwest Financial Alabama, Inc., Mortgagee, evidencing a loan made to Mortgagors by Mortgagee. Said Note is payable in monthly instalments and according to the terms thereof, payment may be made in advance in any amount at any time and default in paying any instalment shall, at the option of the holder of the Note and without notice or demand, render the entire unpaid balance thereof at once due and payable, less any required refund or credit of interest.

NOW, THEREFORE, in consideration of said loan and to further secure the payment of said 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 a refinancing of any unpaid balance of the Note above described, or renewal thereof, 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,

Part of the NW 1/4 of the SW 1/4 of Section 30, township 18 South, range 2 East, being more particularly described as follows: Commence at the NW Corner of the NW 1/4 of the SW 1/4 of section 30, township 18 South, Range 2 East; Thence run south along the west line of said 1/4-1/4 section, a distance of 210.00 feet to the point of beginning; Thence turn an angle of 88 degrees 29' to the left and run a distance of 584.45 feet to the west right of way line of county highway #55 thence turn an angle of 118 Degrees 20' 40" to the Right and run along said right of way line a distance of 238.52 Feet; Thence turn an angle of 61 Degrees 39' 20" to the right, and run a distance of 465.65 Feet to the west line of the NW 1/4 of the SW 1/4 Thence Turn an angle of 88 Degrees 29' to the right and run north along the west line of said 1/4-1/4 section a distance of 210.00 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4 of Section 30, town-

warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the aforegranted 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 instalment thereof when due, then this conveyance shall become null and void. But should Mortgagors fail to pay the Note or Notes, or any instalment thereof when due, or if any covenant herein is breached, then Mortgagee, its successors, assigns, agent 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 retain enough to pay said Note or Notes and interest thereon, and the balance, if any, pay over the Mortgagors. The Mortgagee or its assigns are authorized to bid for said property and become the purchaser at said sale.

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. Mortgagors agree to sell or transfer the aforegranted premises, or any part, without Mortgagee's prior written consent and any such sale or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof. 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 18 day of February 19 91.

Witness

Witness:

STATE OF ALABAMA

Jefferson COUNTY

STATE OF ALA. SHELBY married, both husband and wife must sign)
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAR 15 PM 3: 36

I, the undersigned authority, in and for said County in said State, hereby certify that

James Howard Sims and wife Nancy Sims

whose name is signed 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18 day of February, 1991

My Commission Expires 10/03/94

TITLECHER, INC.

2025 2nd Avenue North

Notary Public

This instrument was prepared by: Wendy Blankenship 2025 2nd Avenue North Prichard, AL 35203

1. Deed Tax	\$ 2.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 1.00
5. Notary Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 15.50