

STATE OF ALABAMA }  
Shelby }  
COUNTY. }

2001  
This instrument prepared by:

First Bank of Childersburg  
Vincent Branch  
P.O. Box K  
Vincent, AL 35178

THIS INDENTURE, Made and entered into on this, the 8th day of April 1991 by and between  
Perry C. Wells and Sonja R. Wells

hereinafter called Mortgagor (whether singular or plural); and First Bank of Childersburg, a banking corporation  
hereinafter called the Mortgagee:

WITNESSETH: That, WHEREAS, the said Perry C. Wells and Sonja R. Wells  
are

justly indebted to the Mortgagee in the sum of Thirty Thousand Five Hundred Two and 05/100 --  
--- (\$30,502.05) ----- which is evidenced as follows, to-wit:

One promissory installment note of even date from Mortgagors to Mortgagee in the sum of \$54,691.20,  
including principal and interest and said sum payable as follows: 120 equal, consecutive, monthly installments  
of 455.76 each, commencing on the 10th day of May, 1991, and continuing on  
the 10th day of each month thereafter until the 10th day of April, 2001, when the final  
payment of 455.76 shall be due and payable.

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NOW, THEREFORE, IN CONSIDERATION of said indebtedness and any other indebtedness arising hereunder  
and in order to secure the same, and any other indebtedness now or hereafter owing to the Mortgagee by said  
Mortgagor, the Mortgagor does hereby grant, bargain, sell and convey unto Mortgagee the following described  
property, to-wit:

A one acre lot located in the Town of Vincent, Alabama, described as follows: Commence at the Southwest corner of Willie Deason lot, being the lot formerly owned by Onzell Florey; thence run in an Easterly direction along the South line of said Deason lot 323.2 feet to a point; thence run due South a distance of 114.5 feet to a point; thence run due West 357.2 feet to a point on the the Northeast right-of-way of Cemetery Road; thence run Northwest along right-of-way Cemetery road 41.5 feet to the intersection with the railroad property; thence turn an angle to the right and run 98 feet to the point of beginning and being more particularly describes as follows: Part of the NW 1/4 of Section 14, Township 19 South, Range 2 East described as follows: Commence at the Southeast corner of said 1/4 Section and run West along the South line of said 1/4 Section a distance of 600 feet, more or less, to the Northeast right of way line of the Central of Georgia Railroad; thence run in a Northwesterly direction along the Northeast line of Central of Georgia Railroad a distance of 1160 feet to a point; thence run in a Northeasterly direction; perpendicular to said railroad 495 feet to a point on the Henry E. Florey, Jr. property line; thence turn an angle of 90 deg. to the left and run in a Northwesterly direction 430 feet to a point on the Willie Deason property as shown by deed recorded in Book 264 page 860 in the Probate Office of Shelby County, Alabama; thence run in a Westerly direction along the South line of the Deason property a distance of 135 feet to the point of intersection with the West line of the Sonja Reynolds Wells and Perry Charles Wells by Deed Book 340 page 520 and the point of beginning of the property to be insured herein; thence run Southerly for a distance of 114.5 feet to a point; thence run West along the North line of the Hubert Bearden property as described in Real Book 257 page 481 for a distance of 357.2 feet to a point on a 20 foot unnamed right of way; thence run Northwesterly along said right of way for 41.5 feet; thence run Northeasterly 98 feet to a point on the Southerly line, if extended of the

**TO HAVE AND TO HOLD**, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, unto the Mortgagee, and the Mortgagee's successors and assigns, in fee simple.

And the Mortgagor does hereby covenant with the Mortgagee that the Mortgagor is lawfully seized in fee of said premises; that the Mortgagor has a good right to sell and convey the same; that said premises are free from incumbrance; and that the Mortgagor warrants, and will forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

This conveyance is upon condition, however, that, if the Mortgagor shall pay and discharge the indebtedness hereby secured as the same matures and shall perform the covenants herein contained, then this conveyance shall become null and void. But if the said Mortgagor should make default in the payment of any part of the indebtedness hereby secured or in the payment of the interest thereon, or should fail to keep any covenant in this mortgage contained, or should be adjudicated bankrupt, or if the improvements on said premises are damaged so as to make the insurance thereon or any part of said insurance payable, then, in the election of the Mortgagee, the entire indebtedness secured hereby shall become immediately due and payable, and failure to declare the entire indebtedness due in case of default shall not operate as a waiver of the right to declare the entire indebtedness due in the event of any subsequent default; and the Mortgagee, the Mortgagee's agent or attorney, is hereby authorized to take possession of the property hereby conveyed, and with or without possession thereof to sell said property at public outcry to the highest bidder, for cash, before the south door of the Court House of Talladega County, Alabama, after giving notice of the time, place, and terms of sale by publication once a week for three successive weeks in some newspaper published in said County or by posting notice at three public places in said County.

In case of sale under the power herein contained, the Mortgagee or any person authorized in writing by the Mortgagee shall have power to execute a conveyance to the purchaser, conveying all the right, title, interest, and claim of the Mortgagor in and to said premises, either at law or in equity. The Mortgagee may purchase said property at any sale hereunder and acquire title thereto as could a stranger.

Out of the proceeds of sale the Mortgagee shall pay, first, the costs of advertising, selling, and conveying said property, together with a reasonable attorney's fee; secondly, the amount of the indebtedness due and owing to the Mortgagee hereby secured, together with the interest thereon, and any taxes, insurance premiums, or other charges that the Mortgagee may have paid as herein provided; and lastly, the surplus, if any, shall be paid to the Mortgagor, or the Mortgagor's heirs or assigns.

The Mortgagor covenants that the Mortgagor will pay all taxes and assessments which may lawfully be levied against the premises, and will deposit receipts therefor with the Mortgagee, and that the Mortgagor will insure, and keep insured the improvements thereon against loss by fire and tornado for not less than the indebtedness hereby secured, in some company acceptable to the Mortgagee, with loss payable to the Mortgagee as the Mortgagee's interest may appear, and will deposit with the Mortgagee the policies evidencing such insurance, and that the Mortgagor will protect said premises from waste and keep the same in good condition and repair; and in case of the failure of the Mortgagor to pay said taxes or assessments before the same, or any part thereof, become delinquent, or in case of failure to insure or keep insured in said amount the improvements on said property, or in case of failure to protect said premises from waste and keep the same in good condition and repair, the Mortgagee may, at the Mortgagee's option, either pay said taxes and assessments and purchase said insurance and protect said premises from waste and keep same in good condition and repair, or any of them and the amount of taxes, assessments, insurance premiums, repairs, and other expenditures, or any of them, as paid shall be secured by this conveyance as fully and to the same extent and under the same conditions as the indebtedness hereinabove described — or the Mortgagee may, at the Mortgagee's election, proceed to foreclose this mortgage, as in hereinabove provided.

Mortgagor agrees and stipulates that as against the collection of this said indebtedness the said Mortgagor does hereby waive all right of exemptions, both as to homestead and personal property, under the constitution and laws of the State of Alabama, or of any other state, or of the United States.

IN WITNESS WHEREOF, the Mortgagor has hereto set the Mortgagor's hand and seal, on this, the day and year herein first above written.

(L.S.)

*Remy Wells*

(L.S.)

(L.S.)

*George R. Wells*

(L.S.)

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STATE OF ALABAMA,  
COUNTY } Shelby

I, the undersigned authority, in and for said County, in said State, hereby certify that  
Perry C. wells and Sonja R. Wells

whose name s..... are signed to the foregoing conveyance, and who ..... are known to me (or made known  
to me) acknowledged before me on this day that, being informed of the contents of the conveyance, have  
executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 8th day of April 19 91 .

*G. Faye McGuire*

Notary Public

G. FAYE MCGUIRE

Notary Public

State at Large, Alabama

My Commission Expires 8/14/94

STATE OF ALABAMA  
COUNTY }

I, the undersigned authority, in and for said County, in said State, do hereby certify that on the ..... day  
of ..... , 19 ..... , came before me the within named .....

known to me (or made known to me) to be the wife of the within named, .....  
who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged  
that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and seal this the ..... day of ..... , 19 .....

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 APR 29 AM 9:59

CLERK OF THE COURT  
JUDGE LE FROBATE

Notary Public

Easterly along the Southerly line of Said Robert J. Malone property  
for 323.2 feet, more or less, to the point of beginning; being situated  
in Shelby County, Alabama.

1. Deed Tax .....  
2. Mfg. Tax .....  
3. Record Fee .....  
4. Notary Fee .....  
5. Notary Fee .....  
6. Notary Fee .....  
Total ..... 57.80