

This instrument was prepared by

(Name) FIRST AMERICAN BANK OF PELHAM

(Address) POST OFFICE BOX 100, PELHAM, ALABAMA 35124

Form 1-1-22 Rev. 1-66

**MORTGAGE—**

STATE OF ALABAMA

COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

JENNIFER LYNN BOOTH AND ROGER ALAN BENTLEY

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

FIRST AMERICAN BANK OF PELHAM

of TWENTY TWO THOUSAND FIVE HUNDRED & NO/100 (hereinafter called "Mortgagee", whether one or more), in the sum  
(\$ 22,500.00 ), evidenced by -----Dollars

Installment note of even date payable in 180 monthly installments  
to include principal and interest at an interest rate of 15.00%

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,

JENNIFER LYNN BOOTH AND ROGER ALAN BENTLEY

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:

From the NE corner of the NW 1/4 of NW 1/4, Section 10, Township 22 South, Range 2 West, Shelby County, Alabama, as point of beginning; run along a fence North 89 deg. 37 min. 48 sec. West 960.95 feet to a fence corner post; thence along a fence South 13 deg. 38 min. 59 sec. East 167.76 feet to a fence corner post; thence along said fence South 11 deg. 19 min. 16 sec. East 145.99 feet to a fence corner post; thence continue along said fence South 13 deg. 30 min. 39 sec. West 245.8 feet to a fence corner post; thence continue along said fence South 22 deg. 11 min. 49 sec. West 213.25 feet to a fence corner post; thence run along said fence North 87 deg. 42 min. 57 sec. East 132.52 feet to a fence corner post; thence run along a fence South 00 deg. 56 sec. East 205.45 feet to a post on the North side of a paved road; thence the following 12 calls along said road line; North 30 deg. 53 min. 50 sec. East 188.18 feet; North 37 deg. 33 min. 58 sec. East 124.35; North 56 deg. 21 min. 50 sec. East 83.81 feet; North 56 deg. 33 min. 21 sec. East 77.78 feet; North 51 deg. 59 min. 41 sec. East 48.93 feet; North 47 sec. 06 min. 12 sec. East 155.93 feet; North 48 deg. 53 min. 18 sec. East 62.94 feet; North 64 deg. 06 min. 20 sec. East 68.46 feet; North 73 deg. 17 min. 24 sec. East 97.19 feet; North 77 deg. 52 min. 12 sec. East 133.70 feet; North 70 deg. 23 min. 38 sec. East 36.27 feet; North 59 deg. 37 min. 39 sec. East 78.46 feet to a fence post on the North side of said road; thence along a fence North 00 deg. 02 min. 46 sec. East 271.81 feet to the beginning point; being situated in Shelby County, Alabama.

Less and Except 10 acres reserved in Deed to Oscar L. Bearden and Ethel Mae Bearden, recorded in Deed Book 211 page 55 in the Probate Office of Shelby County, Alabama.

And, Also Less and Except property conveyed to J. D. Jernigan and Lee Jernigan as shown by deed recorded in Deed Book 254 page 567 and in Deed Book 257 page 371 in said Probate Office.

Also, except Federal Highway right-of-way.

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

JENNIFER LYNN BOOTH AND ROGER ALAN BENTLEY

have hereunto set their signature s and seal, this 18th day of December, 19 91

X Jennifer Lynn Booth (SEAL)  
Jennifer Lynn Booth (SEAL)

X Roger Alan Bentley (SEAL)  
Roger Alan Bentley (SEAL)

THE STATE OF ALABAMA  
SHELBY COUNTY }

I, Cynthia B. Kemp, a Notary Public in and for said County, in said State, hereby certify that Jennifer Lynn Booth and Roger Alan Bentley

whose names are 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 18th day of December, 19 91

Cynthia B. Kemp Notary Public.

THE STATE of  
COUNTY }

MY COMMISSION EXPIRES MARCH 8, 1992

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

NOTARIAL CERTIFICATE  
I CERTIFY THIS INSTRUMENT WAS FILED

91 DEC 30 AM 9:19

JUDGE OF PROBATE

1. Deed Tax	\$ 33.75
2. Mtg. Tax	\$ 5.60
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 42.75

TO

MORTGAGE DEED

Return to: