

This instrument was prepared by

(Name).....J. DAN TAYLOR.....

(Address).....3021 Iorna Road, Suite 100, Birmingham, Al. 35216.....

Form TICOR 8000 1-84

MORTGAGE—TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

✓ BILLY G. WINFORD, a married man

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

BRETT G. WINFORD

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

of FORTY THOUSAND DOLLARS AND 00/100
(\$ 40,000.00), evidenced by

Dollars

PROMISSORY NOTE OF EVEN DATE

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,

BILLY G. WINFORD

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 LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

The Purchase Money Mortgage has been applied on the purchase price of the property herein conveyed to Mortgagor simultaneously herewith.

05/14/1992-08217
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 71.50

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

Inst # 1992-08217

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

BILLY G. WINFORD

have hereunto set my signature and seal, this 13th day of May 19 92

Billy G. Winford (SEAL)
BILLY G. WINFORD (SEAL)
(SEAL)
(SEAL)

THE STATE of ALABAMA }
JEFFERSON COUNTY }

I, JUDITH JONES GARRETT, a Notary Public in and for said County, in said State,
hereby certify that BILLY G. WINFORD

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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 13th day of May 19 92

THE STATE of }
COUNTY }

Judith Jones Garrett JUDITH JONES Notary Public.
GARRETT

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.

TO

MORTGAGE DEED

This form furnished by:
TICOR TITLE INSURANCE
316 21st Street North, Birmingham, AL 35203
(205) 251-8484

EXHIBIT "A"

LEGAL DESCRIPTION:

A tract of land situated in the SW-1/4 of the SW-1/4 of Section 35, Township 21 South, Range 3 West, and also in the NW-1/4 of the NW-1/4 of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the SW-1/4 of said Section 35, and run N 00°28'04" E along the west line thereof for a distance of 60.03 feet to a point on the north right-of-way of Country Hills Road and the point of beginning of the property herein described; thence continue N 00°28'04" E along the west line of said Section 35 for a distance of 867.88 feet; thence run S 89°31'56" E for a distance of 490.24 feet; thence run S 00°00'00" E for a distance of 993.92 feet to the south line of said Section 35; thence continue S 00°00'00" E, into the NW-1/4 of the NW-1/4 of Section 2, Township 22 South, Range 3 West, for a distance of 79.0 feet to a point on the northeasterly right-of-way for Country Hills Road; thence run N 61°30'15" W along said right-of-way for a distance of 56.89 feet; thence run N 00°00'00" E for a distance of 700.00 feet; thence run N 90°00'00" W for a distance of 215.00 feet; thence S 01°47'12" E for a distance of 593.62 feet to a point on the north right of way of Country Hills Road; said point being on the beginning of a curve having a radius of 640.89 feet, a central angle of 23°34'41" and curving to the left in a northwesterly to westerly direction; thence turn 120°16'57" right to the tangent of said curve and run along the northerly right of way of said road for 263.74 feet to the end of said curve and the point of beginning of the tract of land herein described which contains 7.7 acres, more or less and does not lie in a flood prone area. Said tract of land is subject to a 20 foot wide road easement along the east line of said property and any other restrictions or rights-of-way of record.

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