

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, Al 35223

MORTGAGE- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Walter P. Little, Jr. and wife, Jane C. Little

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

(hereinafter called "Mortgagee", whether one or more), in the sum
of Two Hundred Forty Six Thousand Four Hundred and no/100----- Dollars
(\$ 246,400.00), evidenced by one promissory note of even date herewith and payable according
to the terms contained therein;

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,

Walter P. Little, Jr. and wife, Jane C. Little

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:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
BY REFERENCE:

THIS IS A PURCHASE MONEY MORTGAGE:

The proceeds of this loan have been applied to the purchase price of the property
conveyed to the mortgagors simultaneously herewith and given in consideration for
the conveyance of the above described property.

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

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, Walter P. Little, Jr. and wife, Jane C. Little have hereunto set our signature S and seal, this 1st day of July, 19 92

_____(SEAL)
Walter P. Little, Jr.
_____(SEAL)
Jane C. Little
_____(SEAL)
_____(SEAL)

THE STATE of ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter P. Little, Jr. and wife, Jane C. Little 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 1st day of July, 1992

Notary Public.

THE STATE of }
COUNTY }

I, Anthony D. Snable, MY COMMISSION EXPIRES: 10-21-95, 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

Return to: RETURN TO: SNABLE AND LUCKER, ATTORNEYS

TO

MORTGAGE DEED

This form furnished by

LAND TITLE COMPANY OF ALABAMA
600 20TH STREET NORTH
BIRMINGHAM, ALABAMA 35203-2693
(205) 251-2871

LT006

B.T. 4

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A parcel of land situated part in the SE 1/4 of the SE 1/4 part in the SW 1/4 of the SE 1/4 all of the NW 1/4 of the SE 1/4 all of the NE 1/4 of the SE 1/4 of Section 2 and part of the NW 1/4 of the NE 1/4 of Section 11, all being in Township 18 South, Range 1 East, described as follows:

Beginning at the SW corner of the SE 1/4 of the SE 1/4 of Section 2 go South 89 deg. 34 min. 54 sec. East along the South boundary of said 1/4-1/4 Section for 428.84 feet; thence North 00 deg. 39 min. 05 sec. West for 1350.56 feet to the South boundary of the NE 1/4 of the SE 1/4 of said Section 2; thence North 89 deg. 20 min. 23 sec. East along the South boundary of said 1/4-1/4 Section for 875.95 feet to the SE corner of the NE 1/4 of the SE 1/4 of said Section 2; thence North 00 deg. 43 min. 26 sec. West along the East boundary of said 1/4-1/4 Section for 1316.26 feet to the N.E. Corner of the N.E. 1/4 of SE 1/4 of Section 2; thence South 89 Degrees 21 Minutes 34 Seconds West along the North Boundary of the N.E. 1/4 of the S.E. 1/4 of said Section 2 for 2614.30 feet to the N.W. Corner of the N.W. 1/4 of the S.E. 1/4 of said Section 2; thence South 00 Degrees 18 Minutes 06 Seconds East along the West Boundary of said 1/4-1/4 Section for 1315.39 feet to the S.W. Corner of the N.W. 1/4 of the S.E. 1/4 of said Section 2; thence North 89 deg. 23 min. 55 sec. East along the South Boundary of said 1/4-1/4 Section for 210.00 feet; thence South 00 deg. 18 min. 01 sec. East for 1319.75 feet to the South Boundary of Section 2 and the North Boundary of Section 11; thence South 00 deg. 37 min. 26 sec. East for 352.75 feet; thence South 89 deg. 05 min. 32 sec. East for 209.51 feet; thence North 88 deg. 41 min. 36 sec. East for 315.77 feet; thence North 89 deg. 30 min. 54 sec. East for 330.33 feet; thence South 00 deg. 02 min. 37 sec. West for 812.76 feet to a point on a curve to the right on the North Boundary of Shelby County Highway No. 50; said curve having a central angle of 02 deg. 24 min. 06 sec. and a radius of 1185.92 feet; thence Easterly along said curve for 49.71 feet; thence North 00 deg. 02 min. 37 sec. East for 46.45 feet; thence South 89 deg. 24 min. 22 sec. East for 208.70 feet to the East Boundary of the N.W. 1/4 of the N.E. 1/4 of Section 11; thence North 00 deg. 02 min. 37 sec. East along the East Boundary of said 1/4-1/4 Section for 1109.57 feet to the Point of Beginning; being situated in Shelby County, Alabama.

at the City of
Dane & Little

Inst # 1992-14003

07/15/1992-14003
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 381.10