

## CORRECTIVE MORTGAGE

This instrument was prepared by

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Form 1-1-22 Rev. 1-86

MORTGAGE—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS: That Whereas,

Roderick Smith and wife, Joyce Smith

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

✓ Charles E. Baxley

(hereinafter called "Mortgagee", whether one or more), in the sum  
of Five Thousand, Four Hundred and no/100----- Dollars  
(\$ 5,400.00 ), evidenced by a real estate mortgage 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,

Roderick Smith and wife, Joyce Smith

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:

Lots 4, 5, 6, and a remnant of Lot 7, Block 103, of Dunstan's Map of Calera, being more particularly described as follows:  
Starting at an iron marker at the Southeast corner of Lot 1, Block 103, of Dunstan's Map of Calera run North along the West right of way line of 13th Street a distance of 150.0 feet to an iron marker, the point of beginning; thence continue along the same line a distance of 180.5 feet to an iron marker at a chain link fence; thence run North 87 degrees 25 minutes West a distance of 200.2 feet to an iron marker in the center of a vacated alley; thence run Southerly along the center line of said vacated alley a distance of 189.9 feet to an iron marker; thence run Easterly along a line that is parallel to the North right of way line of Second Avenue a distance of 200.0 feet to the point of beginning.  
According to survey of Lewis M. Armstrong, RLS #2201, dated June 18, 1992.

THIS CORRECTIVE MORTGAGE IS GIVEN TO CORRECT THE LEGAL DESCRIPTION, AND THE MORTGAGE AMOUNT IN THAT CERTAIN MORTGAGE RECORDED IN REAL RECORD 391, PAGE 810, in Probate Office.

Inst # 1992-27461

11/19/1992-27461  
10:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 10.00

1934 10<sup>th</sup> Ave  
Calera, AL 35040  
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 Roderick Smith and wife, Joyce Smith

have hereunto set our signatures and seal, this 20th day of February, 19 92.

Roderick Smith (SEAL)  
Roderick Smith  
Joyce Smith (SEAL)  
Joyce Smith (SEAL)

THE STATE of ALABAMA  
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roderick Smith and wife, Joyce Smith

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 day of October, 19 92

Notary Public.

THE STATE of Alabama  
SHELBY COUNTY

I, Paula D. Seale, a Notary Public in and for said County, in said State, hereby certify that Roderick Smith + Joyce Smith

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 9th day of November, 19 92

Paula D. Seale Notary Public

My Commission Expires August 14, 1993

Return to:

TO

MORTGAGE DEED

Inst # 1992-27461

11/19/1992-27461  
10:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 10.00

THIS FORM FROM  
Lawyers Title Insurance Corporation  
Title Guaranty Division  
TITLE INSURANCE - ABSTRACTS

Birmingham, Alabama