

STATE OF ALABAMA)
JEFFERSON COUNTY)

MORTGAGE

Know All Men by These Presents, that whereas the undersigned RONNIE STEVEN HOLLIS, a single man (hereinafter known as "Mortgagor") who is justly indebted to KAREN R. JOINES and ANN H. JOINES (hereinafter known as "Mortgagee") in the sum of ONE THOUSAND FIVE HUNDRED NINETY TWO and no/100s Dollars (\$1,592.00) evidenced by his promissory note in the same amount and dated the same day of this mortgage and whereas it is desired by the undersigned to secure the prompt payment of said indebtedness with interest when the same falls due, or before if desired to be paid off early.

Now Therefore in consideration of the said indebtedness, and to secure the prompt payment of the same at maturity, the undersigned, mortgagors do, or does, hereby grant, bargain, sell and convey unto the said mortgagee, the following described real property situated in SHELBY County, Alabama, to wit:

Commence at the Northeast corner of the NW 1/4 of the NE 1/4, Section 17, Township 19 South, Range 2 East; thence run West along the North line of said 1/4-1/4 Section a distance of 279.54 feet to the Northwest right-of-way line of Shelby County Highway No. 83; thence continue West along said North line a distance of 538.00 feet to the point of beginning; thence continue along said North line a distance of 375.00 feet; thence turn an angle of 121 deg. 19 min. 56 sec. to the left and run a distance of 511.25 feet to the Northwest right-of-way line of Shelby County Highway No. 83; thence turn an angle of 105 deg. 18 min. 59 sec. to the left and run along said Highway right-of-way a distance of 113.50 feet; thence turn an angle of 5 deg. 05 min. 55 sec. to the right and continue along said Highway right-of-way a distance of 163.88 feet; thence turn an angle of 7 deg. 22 min. 00 sec. to the right and continue along said Highway right-of-way a distance of 49.00 feet; thence turn an angle of 87 deg. 00 min. 32 sec. to the left and run a distance of 254.76 feet to the point of beginning. Situated in Section 17, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; being situated in Shelby County, Alabama.

This mortgage is not assumeable except with the written consent of the mortgagee. This is a purchase money 1st mortgage.

To Have and To Hold the above granted premises unto the said Mortgagee forever; and for the purpose of further securing the payment of said indebtedness, the undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the reasonable insurable value thereof, in companies satisfactory to the Mortgagee, with loss, if any, payable to said Mortgagee, as the interest of said Mortgagee has the option of insuring said property for said sum for the benefit of said Mortgagee, 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, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date of payment by said Mortgagee, and be at once due and payable.

Upon condition, however, that if the said Mortgagor pays said indebtedness, and reimburses said Mortgagee for any amounts Mortgagee 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 should said indebtedness hereby secured, or if any statement of lien is filed under the Statutes of Alabama relating to the liens of mechanics and materialmen without regard to form and contents of such statement and without regard to the existence or non-existence of the debt or any part thereof or of the lien on which such statement is based, 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 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, in some newspaper published in said County and State, to sell the same in

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lots or parcels, or en masse, as Mortgagee may deem best, in front of the Court House door in said County, at public outcry, to the highest bidder for cash and apply the proceeds of said 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 be necessary then to expended 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 remainder, if any, to be turned over to the said Mortgagor; and the undersigned, further agree that said Mortgagee may bid at said sale and purchase said property, if the highest bidder therefor, as though a stranger hereto, and the person acting as auctioneer at such sale is hereby authorized and empowered to execute a deed to the purchaser thereof in the name of the Mortgagee for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fee to be a part of the debt hereto secured.

The Mortgagor will provide proof to the Mortgagee by December 31 of each year that taxes and insurance in the amount of the principal balance have been paid.

Any estate or interest herein conveyed to said Mortgagee, or any right or power granted to said Mortgagee in or by this mortgage is hereby expressly conveyed and granted to the heirs, and agents, and assigns, of said Mortgagee, or to the successors and agents and assigns of said Mortgagee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28th day of DECEMBER 1992.



RONNIE STEVEN HOLLIS

State of Alabama)
Jefferson County)

On this 28th day of DECEMBER, 1992, I, the undersigned, a Notary Public in and for said state and county hereby certify that RONNIE STEVEN HOLLIS, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily as their act on the day the same bears date.

Given under my hand and seal of office this the 28th day of DECEMBER 1992.



Notary Public

My commission expires 7-23-1993.

Prepared by: MARK E. TIPPINS, Attorney at Law
Circle; Suite 105; Birmingham, Alabama 35223

14 Office Park
870-4343

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